



Palmer & Partners



Imperial Court, Stevenson Road,
Ipswich, Suffolk, IP1 2FF
Guide Price £190,000 to £200,000

Palmer & Partners

The leading independent agents in Essex & Suffolk

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- Exclusive Ground Floor Luxury Apartment
- Two Double Bedrooms
- Large Open Plan Living Space
- High Specification Kitchen With Integrated Appliances
- Contemporary En-Suite & Bathroom
- Private Courtyard Garden
- Two Enclosed Electric Gated Allocated Parking Spaces

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This recently converted two bedroom ground floor apartment is located within Imperial Court, an exclusive development of 15 luxury apartments located within Ipswich's historic town centre. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, master bedroom with en-suite shower room, one further double bedroom, bathroom,

open plan kitchen / dining / living room and utility room / pantry. The apartment benefits from having the remainder of a ten year LABC certificate along with two secure allocated parking spaces accessed by electric iron gates. The kitchen is to a high specification and include a stainless steel oven, hob and extractor hood, integrated fridge and also an integrated washing machine. Imperial Court is the perfect option for a working

professional looking to upsize, an excellent opportunity for an investor landlord or makes the ideal first time purchase.

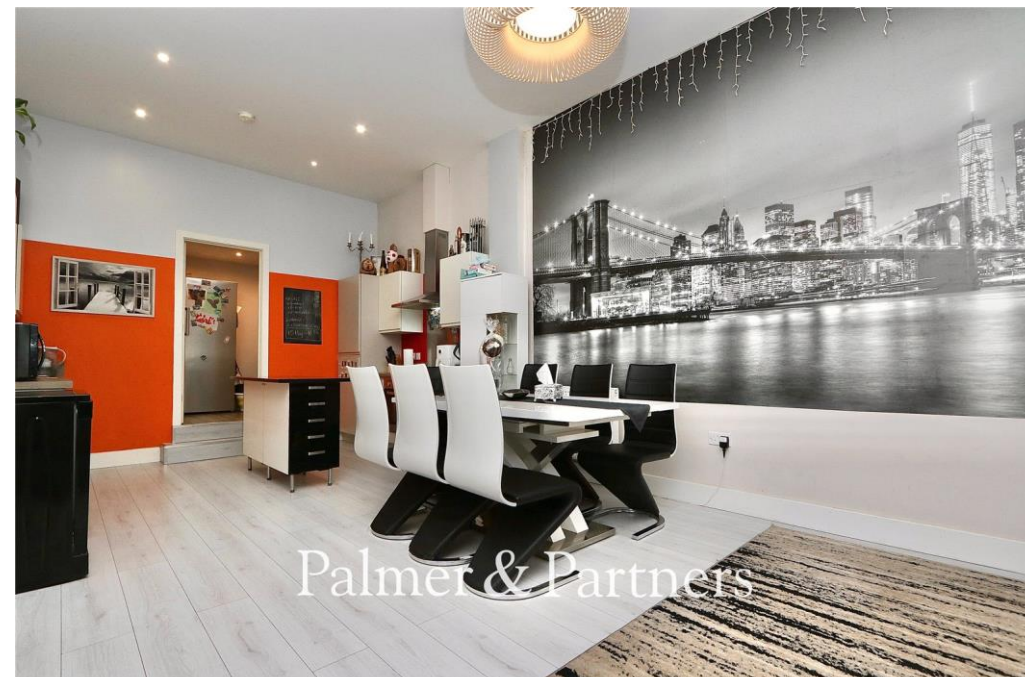
This high specification apartment is perfectly positioned; being only a short walk to many of the town's highlights including Wolsey Theatre, numerous shops and boutiques, bistros, cinemas, parks and the lively Ipswich Marina. The development is also closely situated within

walking distance to Ipswich Train Station which is on a main line railway link to London Liverpool Street Station.

Please note the following information:-

Lease: 125 years from 30.5.2016
Ground rent: £300 Per Annum
Service charge: £1800 Approx. Per Annum





Entrance Door Into: Entrance hall, large built in cupboard, exposed brickwork, doors to:

Open Plan Kitchen / Dining / Living Room: 32' x 12'5" (9.75m x 3.78m)

Kitchen Area: Fitted with a range of modern eye and base level units, roll edge work surfaces, inset sink and drainer unit, integrated fridge, electric hob, electric oven and extractor hood, space for a dishwasher,

laminate flooring, door to the utility room / pantry.

Living Area: Large window to the front aspect, two radiators.

Utility Room / Pantry: 5'6" x 12'5" (1.68m x 3.78m) Range of base units, integrated washing machine.

Master Bedroom: 14'3" x 8' (4.34m x 2.44m) Two windows to the front aspect, radiator, door to:

En-Suite Shower Room: Modern three piece suite comprising pedestal hand wash basin, low level WC and shower cubicle, heated towel rail.

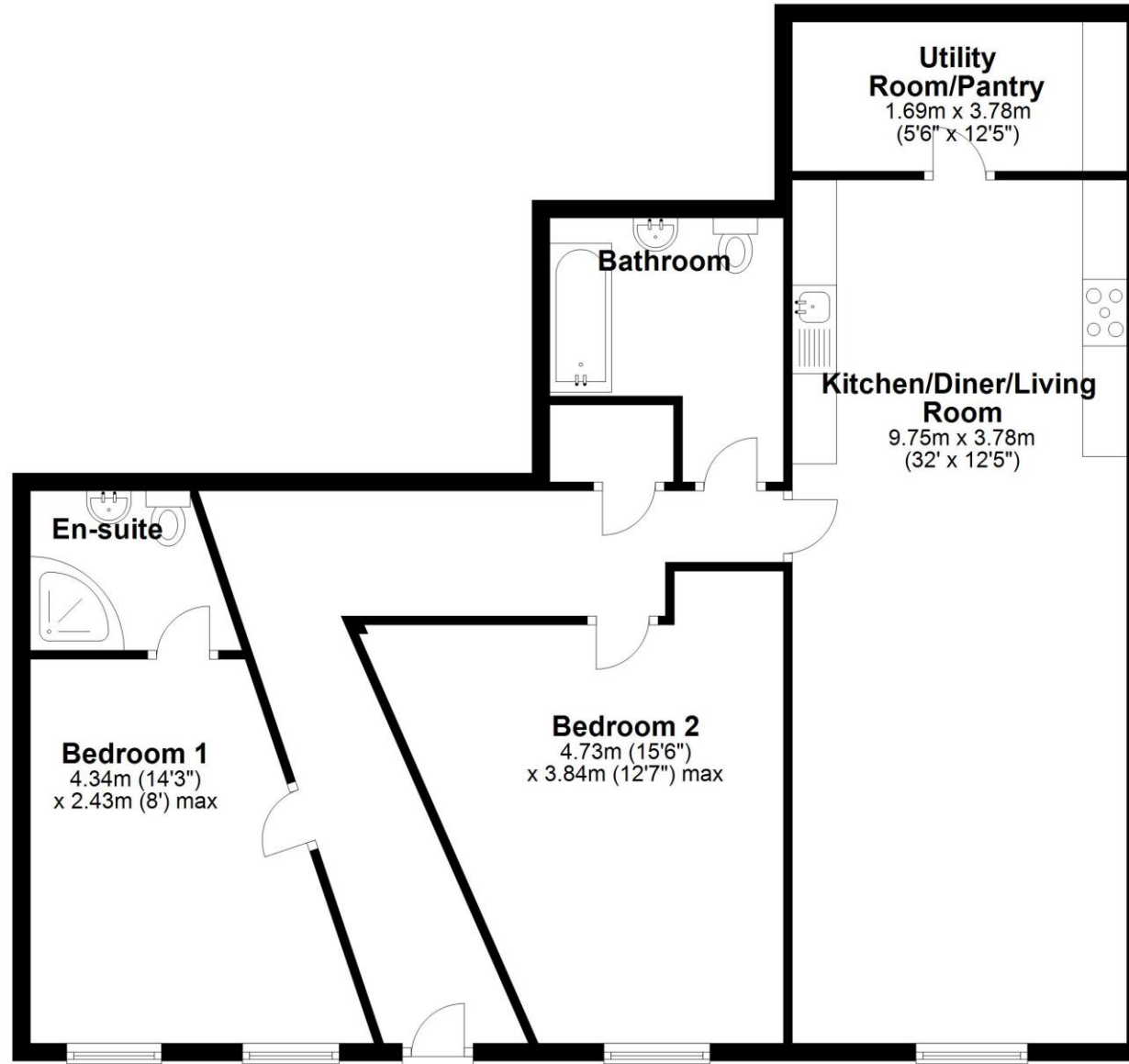
Bedroom Two: 15'6" x 12'7" (4.72m x 3.84m) Window to the front aspect, 5 sets of fitted wardrobes across the length of room and fitted desk and built in draws, additional built in storage area, and radiator.

Bathroom: Modern three piece suite comprising pedestal hand wash basin, low level WC and bath with shower over and shower screen, heated towel rail.

Outside: The apartment comes with it's own private courtyard garden with space for table and chairs together with two enclosed electric gated allocated parking spaces for two cars.

Ground Floor

Approx. 105.9 sq. metres (1139.7 sq. feet)



Total area: approx. 105.9 sq. metres (1139.7 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

2 Bedrooms, 2 Bathroom, 1 Reception,

EPC Rating: E

Council Tax Band: B



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