



Palmer & Partners



Parkwood, Henley Road, Ipswich,
Suffolk, IP1 3SE
Asking Price £150,000

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- No Onward Chain
- Long Lease
- Second Floor Apartment
- Two Bedrooms
- Shower Room
- Spacious Living Room
- Modern Kitchen
- Allocated Parking Space
- Adjacent to Park



This two-bedroom second floor apartment is set in the eaves of a beautiful Victorian building opposite Christchurch Park and conveniently located for the town centre, mainline train station, Ipswich Prep School and the popular Greyhound Public House. The apartment is being sold with no onward chain and has an allocated parking space to the rear, and access to communal gardens. The accommodation comprises an entrance lobby, two bedrooms,

shower room, living room, and kitchen.

Lease information:-

Lease - 999 years from 4 May 1989

Ground rent - £100 per annum

Service charge - £1,200 per annum including water

The county town of Ipswich mixes historic character with a more modern waterfront and town centre. You will find medieval streets and older buildings in areas like the town centre, alongside regenerated docks, restaurants, cultural venues, and the university area around the Waterfront. The town is also an important economic hub for Suffolk, with strengths in business, education, culture, and links to nearby Felixstowe port and

London by rail with a journey time of approximately 1hr 15mins. Ipswich offers a range of local amenities including schools, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park and Christchurch Park, and recreational facilities.



Secure Phone Entry System

Into: Communal entrance hall with stairs to the second-floor apartment.

Entrance Lobby: Storage heater, door into bedroom one, and steps up to the landing.

Bedroom One: 15' x 11'1" (4.57m x 3.38m) Window to the rear aspect and a storage heater.

Landing: Built-in cupboard and doors to the shower room, bedroom two and living room.

Shower Room: 6'8" x 6'4" (2.03m x 1.93m) A three-piece suite comprising a shower enclosure, low-level WC and hand wash basin.

Bedroom Two: 14'4" x 8'2" (4.37m x 2.5m) Window to the front aspect overlooking Christchurch Park and a storage heater.

Living Room: 15'9" x 14'6" (4.8m x 4.42m) Window to the front aspect overlooking Christchurch Park, laminate floor, a storage heater, and door leading to:

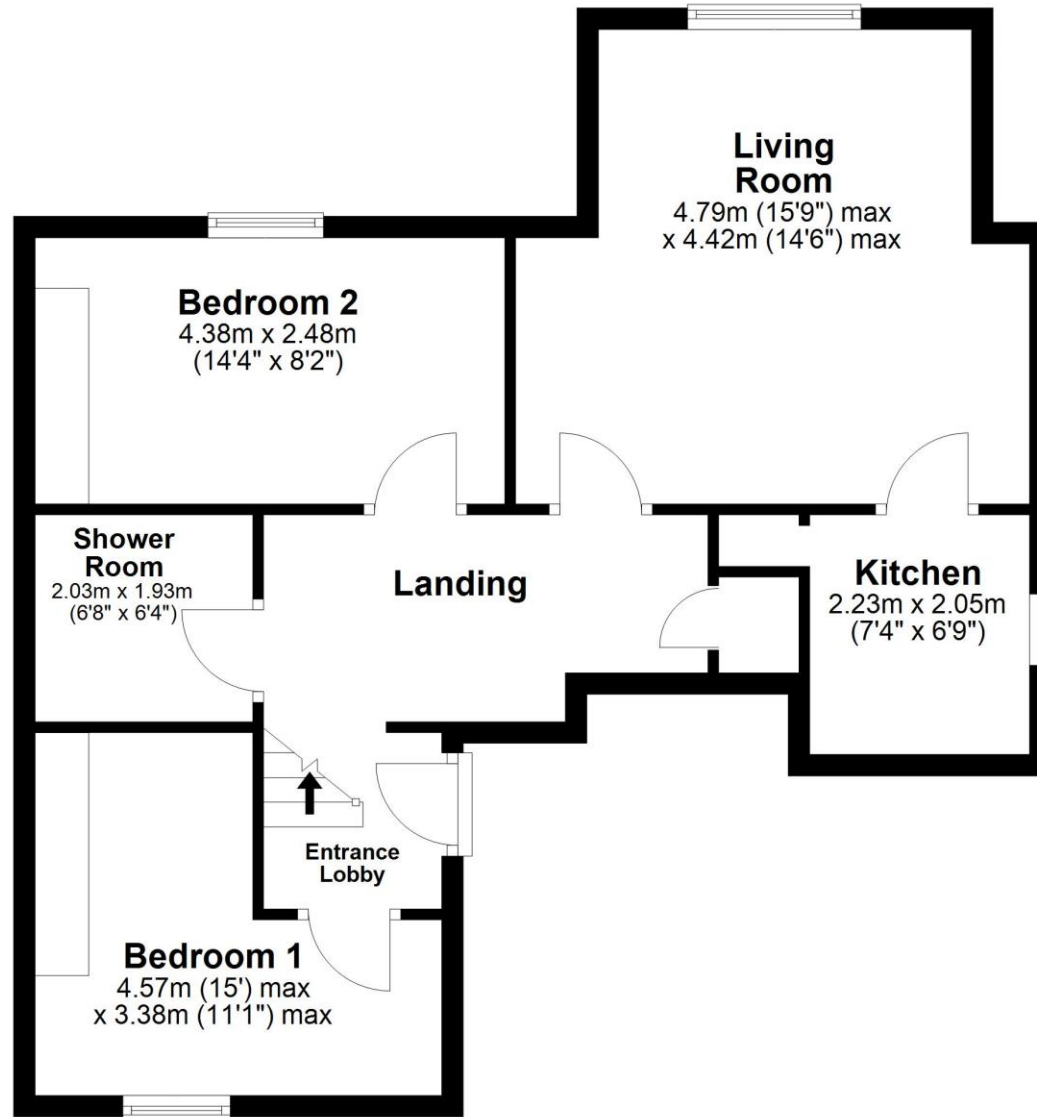
Kitchen: 7'4" x 6'9" (2.24m x 2.06m) Fitted with a range of modern base units with overhead cupboard, square edge work surfaces with matching upstands and tiled splashbacks, sink and drainer, integrated washing machine, oven and hob, space for a

fridge freezer, and a window to the side aspect.

Parking: There is an allocated parking space to the rear accessed via Ivory Street.

Ground Floor

Approx. 63.9 sq. metres (687.7 sq. feet)



Total area: approx. 63.9 sq. metres (687.7 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.



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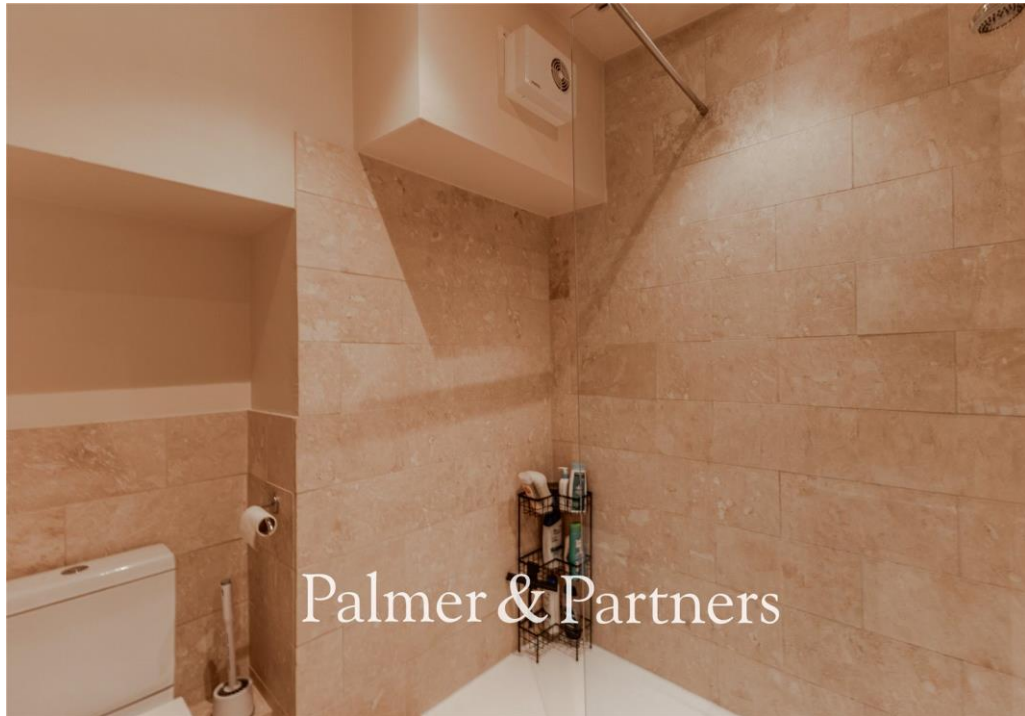
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Attributes

2 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: D

Council Tax Band: B



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