



# Palmer & Partners

St. Edmund House, Rope Walk,  
Ipswich, Suffolk, IP4 1NF  
Guide Price £60,000 to £70,000

Palmer & Partners

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- No Onward Chain
- St. Edmund House Development
- Third Floor Studio Apartment
- En-Suite Shower Room
- Underground Allocated Parking
- Double Glazing & Gas Central Heating



Situated on the sought after St. Edmund House development in the heart of Ipswich town centre and ideally situated for access to the waterfront, lies this third floor studio apartment which comes with an underground allocated parking space. This spacious apartment is being sold with no onward chain and benefits from double glazing, gas central heating, and key fob entry system. The accommodation comprises 24ft open plan kitchen / living /

bedroom with en-suite shower room.

The county town of Ipswich offers a range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park, recreational facilities, and mainline railway station providing direct links to London Liverpool Street Station. The vibrant waterfront has undergone an extensive rebuilding and gentrification programme and now boasts

some fashionable bars and restaurants, together with the University of Suffolk.



**Communal Entrance Hall:** Stairs and lift up to the third floor apartment.

**Open Plan Kitchen / Living / Bedroom:** 24'1" x 16'5" (7.34m x 5m) There is a double glazed Velux window, radiator, and door through to the en-suite shower room. The kitchen area is fitted with a range of modern eye and base level units with roll edge work surfaces; inset sink and drainer; integrated under counter fridge, oven and hob with extractor hood over;

space for fridge freezer; and built-in utility cupboard housing the boiler with space for a washing machine.

**En-Suite Shower Room:** Three piece suite comprising shower cubicle, low-level WC and hand wash basin; and heated towel rail.

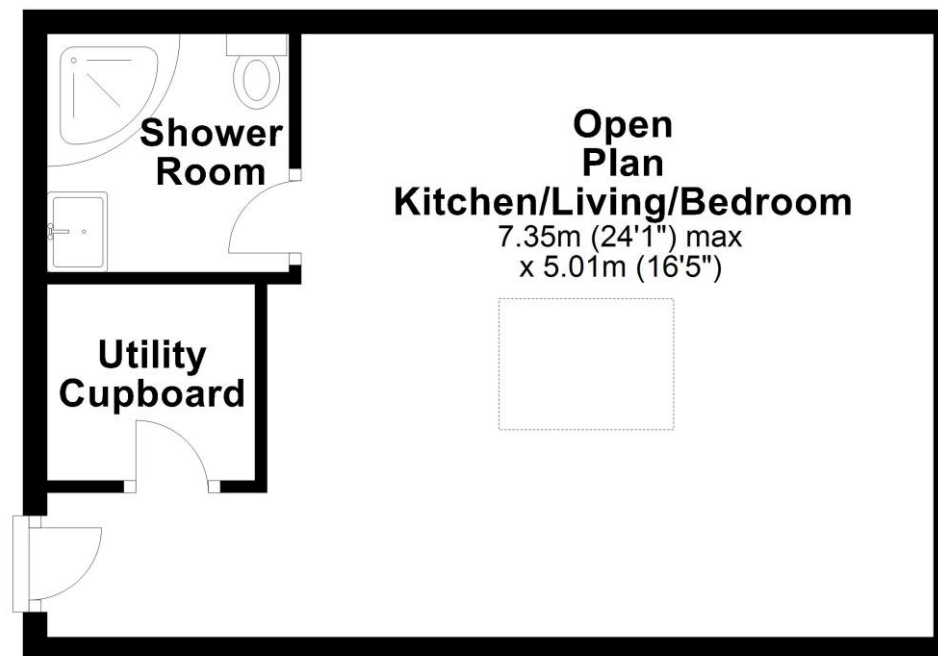
**Parking:** The apartment comes with an underground allocated parking space.

Lease information:-

Lease – 125 years from 3.2.2016  
Ground rent – £300 per annum (£150 six-monthly)  
Maintenance charge – £1,761.34 (£880.67 six-monthly)

## Ground Floor

Approx. 36.8 sq. metres (395.8 sq. feet)



Total area: approx. 36.8 sq. metres (395.8 sq. feet)

Although every attempt has been made to ensure the accuracy of this floorplan measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only.  
Plan produced using PlanUp.



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### Attributes

0 Bedrooms, 1 Bathroom, 0 Reception,

EPC Rating: D

Council Tax Band: A



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