



Palmer & Partners



St. Johns Court, Sunfield Close,
Ipswich, Suffolk, IP4 5JS
Guide Price £110,000 to £120,000

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com

- OVER 55's
- Ground Floor Apartment
- Two Bedrooms
- Lounge, Kitchen & Wet Room
- Emergency Pull-Cord System
- Site Manager Monday-Friday
- Day Room & Laundry Facilities
- Communal Gardens
- Communal Parking

This nicely presented two bedroom ground floor OVER 55's apartment, situated in the St. Johns Court development close to the Ipswich Hospital, comes with a resident Site Manager on Mondays to Fridays, warden controlled pull-cord system for emergencies, day room and laundry facilities onsite, well-maintained communal gardens, and communal parking for residents and guests. As agents, we recommend the earliest

possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, two bedrooms, lounge, kitchen, and wet room.

Leasehold information:

Lease – 150 years from 15.1.1988

Charges – £275 per month



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 with a journey time of approximately 1hr 15mins. 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.



Entrance Hall: Two built-in cupboards, storage heater, water softener, and doors to:

Bedroom One: 12'7" x 9'4" (3.84m x 2.84m) Window overlooking the communal gardens, storage heater, and built-in wardrobes.

Bedroom Two: 9'4" x 8'10" (2.84m x 2.7m) French doors opening out to the communal gardens and storage heater. This is currently being used as a dining room.

Lounge: 14'10" x 11'11" (4.52m x 3.63m) Window to the side aspect, storage heater, and opening through to:

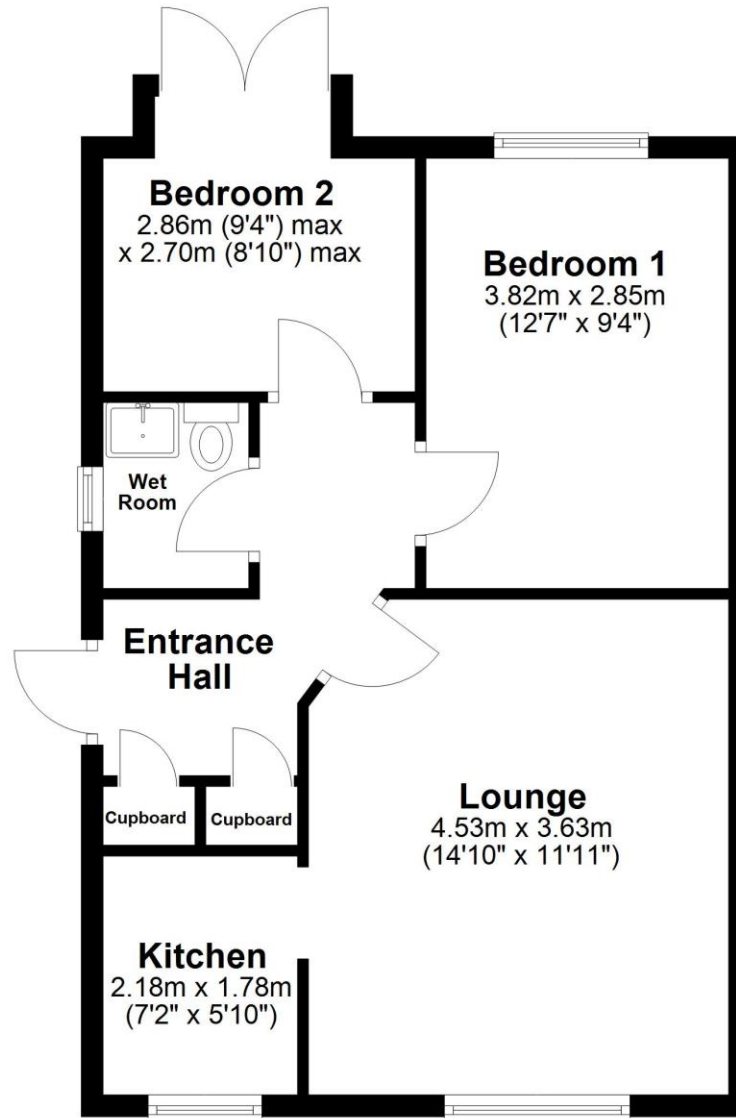
Kitchen: 7'2" x 5'10" (2.18m x 1.78m) Fitted with a range of matching eye and base level units, roll edge work surfaces, inset ceramic sink and drainer, tiled splashbacks, integrated oven and electric hob with extractor hood over, space for a fridge freezer, and window to the side aspect.



Wet Room: Wall-mounted shower, low-level WC, hand wash basin, heated towel rail, tiled walls, wall-mounted vanity unit with mirror, extractor fan, and window to the front aspect.

Ground Floor

Approx. 49.9 sq. metres (537.5 sq. feet)



Total area: approx. 49.9 sq. metres (537.5 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, 1 Bathroom, 1 Reception,

EPC Rating: D

Council Tax Band: B



2 St Nicholas Street, Ipswich, Suffolk, IP1 1TJ

01473 211705

suffolk@palmerpartners.com

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com