



**Pashford Place,
Ipswich, Suffolk, IP3**
Offers in excess of: £140,000



To arrange a viewing please call the Ipswich office
on **01473 211705**

Accommodation Summary:

- • No Onward Chain
- • Second Floor Apartment
- • One Bedroom
- • Allocated Parking Space
- • Access to Communal Bike Store
- • Modern Kitchen & Bathroom
- • Well Presented Throughout

Description:

This larger than average one bedroom apartment, situated on the much sought after Ravenswood development and offering good access out to the A14 commuter trunk road, is being sold with no onward chain and would make an ideal first time purchase. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises secure entry system, entrance hall, lounge / dining room, modern kitchen, bedroom, and modern bathroom.

Ravenswood is sited on the old Ipswich Airport to the South East of the town and has grown rapidly due to private housing development. The development was planned to be environmentally sensitive and family friendly with frequent bus service links to the town centre and mixed cycle paths and walkways. There are small play areas scattered throughout the estate and two larger recreation parks with play equipment, and an all-weather football / basketball pitch. Ravenswood also has a primary school, sports centre, NHS independent care centre, small shopping centre, public house and provides easy access to the A14 / A12 commuter road links. The newly constructed John Lewis and Waitrose along with other stores, several continental style restaurants and High Street chains are also conveniently located close by. Yet, a few minutes' walk will take you to the Orwell Country Park, and down to the shore of the River Orwell, which is saltwater as it is so close to the estuary.

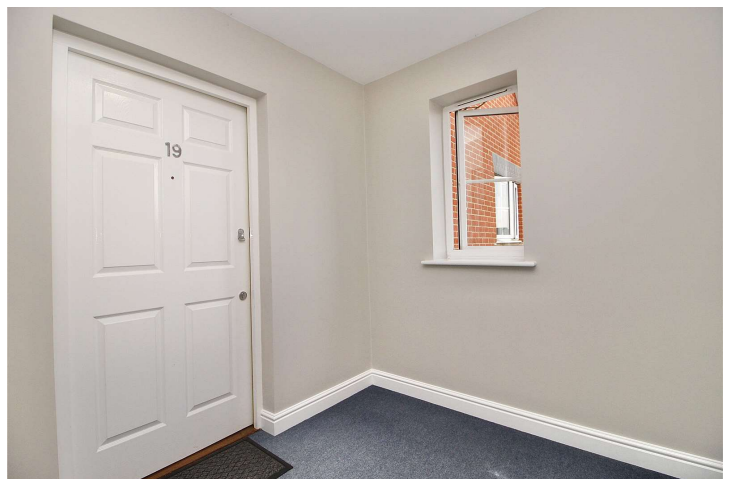
LEASE INFORMATION.

We have been advised by the vendor of the following:-

Ground Rent - £125.00 per annum

Maintenance charge - £1550 per annum

Lease - 106 years remaining





Rooms:

Communal Entrance Door Into: Communal entrance hall, stairs up to the accommodation. and entrance door into:

Entrance Hall Two storage cupboards, electric heater and doors to;

Bedroom 17'6"ft x 13'4"ft (5.33mft x 4.06mft). Two electric heaters and window to the rear aspect.

Open plan Living Room / Dining Room 16' (4.88)ft max x 11'7" (3.53)ft max. Window to the rear aspect, electric heater and opening through to;

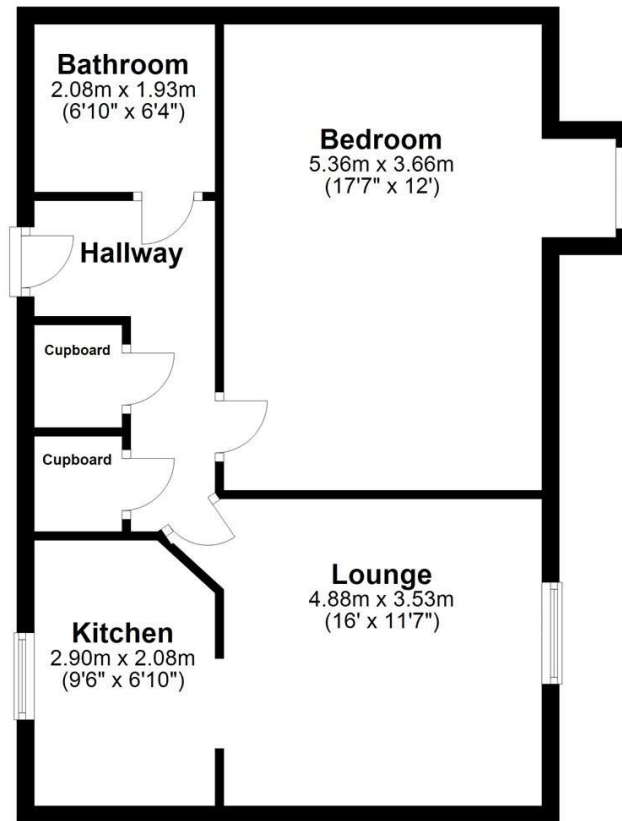
Kitchen 9'6"ft x 6'10"ft (2.9mft x 2.08mft). Fitted with a range of modern eye and base level units, roll edge work surfaces, inset sink and drainer, tiled splash backs, integrated oven, and hob with extractor hood over, integrated wine rack, space for American style fridge freezer, space and plumbing for washing machine, and window to the front aspect.

Bathroom 7'1"ft x 6'4"ft (2.16mft x 1.93mft). Three piece suite comprising bath with shower attachment over, low-level WC and vanity hand wash basin with storage beneath, upright towel rail, and tiled walls.

Outside The apartment has access to the communal bike storage and comes with one allocated parking space in front of the building.

Ground Floor

Approx. 53.5 sq. metres (575.5 sq. feet)



Total area: approx. 53.5 sq. metres (575.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Local Authority:

Tenure: Leasehold