

Yeoman Close, Ipswich, Suffolk, IP1 2QE

Offers in excess of: £160,000



- Spacious First Floor Apartment
- Two Bedrooms
- Balcony Offering River Views
- 24ft Open Plan Living Space / Kitchen
- Bathroom & En-Suite Shower Room
- Permit Parking

This nicely presented two bedroom first floor apartment, situated on a sought after development close to the town centre, comes with secure entry system, permit parking, and a large balcony offering accessed from the living room and master bedroom and providing lovely views across the River Gipping. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall; 24ft open plan living space / kitchen; bathroom; and two bedrooms, one of which has an en-suite shower room.

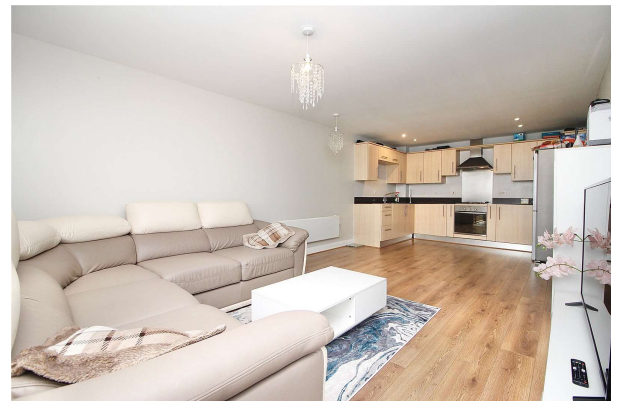
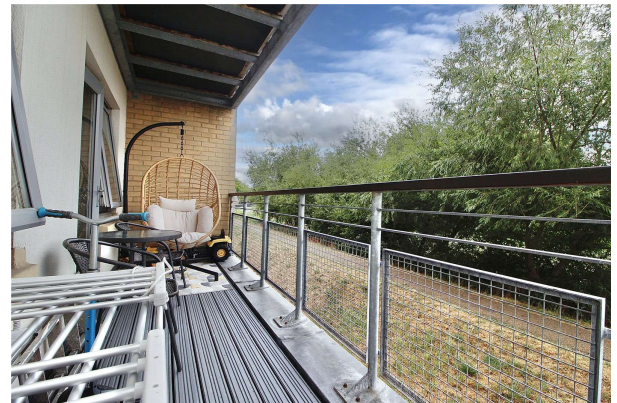
LEASE INFORMATION:-

Lease - 125 years from 1st January 2005

Maintenance charge (including water) - £1,600 per annum (paid every 6 months)

Ground rent - £250 per annum

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 town has also undergone an extensive rebuilding and a gentrification programme principally around the vibrant waterfront which now boasts some fashionable bars and restaurants.



Dimensions:-

Open Plan Living Space / Kitchen 24'1" x 11'7" (7.34m x 3.53m)

Bedroom One 16'2" x 8'6" (4.93m x 2.6m)

Bedroom Two 10' x 7'2" (3.05m x 2.18m)

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.