

## **Bruff Road, Ipswich, Suffolk, IP2 8GX**

**Offers in excess of: £130,000**



- First Floor Apartment
- Two Double Bedrooms
- Large Balcony off Lounge
- Boiler Replaced Three Years Ago
- One Allocated Parking Space
- Lockable Bike Shed

This nicely presented two bedroom first floor apartment, situated towards the south west side of Ipswich offering good access out to the train station and waterfront, benefits from a new boiler which was replaced by the current owner approximately three years ago, large balcony off the lounge offering views across the greensward to the front, one allocated parking space, visitors parking bays, bin store, and lockable bike shed. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, two double bedrooms, bathroom, lounge / dining room with balcony, and a kitchen.



**Lease information:**

Lease – 81 years

Ground rent - £250 per annum

Maintenance charge – approximately £1,300 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 vibrant waterfront has undergone an extensive rebuilding and gentrification programme and now boasts some fashionable bars and restaurants, together with the University of Suffolk.

Council tax band: A



Total area: approx. 54.2 sq. metres (583.1 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 PlanItUp.

**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.