

## **Compair Crescent, Ipswich, Suffolk, IP2 0EH**

Offers in excess of: £125,000



- No Onward Chain
- First Floor Apartment
- Two Double Bedrooms
- Bathroom & En-Suite Shower Room
- One Parking Permit
- One Visitors Parking Permit

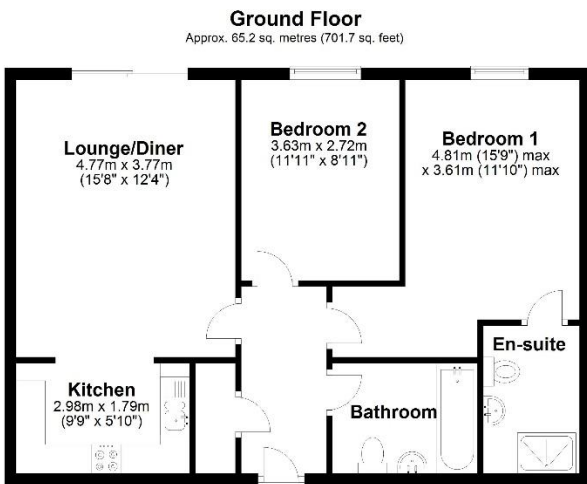
This nicely presented two bedroom first floor apartment, located just a few minutes from Ipswich train station, is accessed via a secure entry system, comes with one parking permit and one visitors parking permit, and is being sold with no onward chain. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall; lounge with Juliet balcony; kitchen; bathroom; and two double bedrooms, one of which has an en-suite shower room.



Leasehold information:-  
 Lease - 125 years from 24.6.2007  
 Ground rent - £250 per annum  
 Maintenance charge - £1,200 to £1,500 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: B



Total area: approx. 65.2 sq. metres (701.7 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 misstatement. This plan is for illustrative purposes only. Plan produced using PlanUp.

**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.