

Churchmans House, Portman Road, Ipswich, IP1 2BN

Offers In Excess Of: £160,000



- No Onward Chain
- Town Centre Location
- Spacious Second Floor Apartment
- Two Double Bedrooms
- 29ft Lounge/Diner with Large Balcony
- Shower Room & En-Suite Bathroom
- One Secure Allocated Parking Space
- Lift Serviced

This wonderful two bedroom second floor apartment is situated in the sought after Churchmans House development adjacent to Ipswich Town Football Club, in the heart of Ipswich town centre and just a couple of minutes walk of the train station. The apartment is being sold with no onward chain, is lift serviced, comes with one secure allocated parking space, and offers both an industrial and contemporary feel throughout.

The spacious accommodation comprises entrance hall with utility cupboard; mezzanine level which is currently being used as a study area but could be used as a third bedroom; 29ft dual aspect lounge / dining room with access to a large balcony offering views across the football stadium; kitchen with stainless steel eye and base units; shower room; and two double bedrooms, one of which has a four piece en-suite bathroom.

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 Suffolk.



Total area: approx. 92.7 sq. metres (100.4 sq. feet)

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.

LEASE CHARGES:
 Ground rent: £200 per annum
 Maintenance charge: £2,400 per annum approximately