

Palmer & Partners - Ipswich

2 St Nicholas Street, Ipswich
Suffolk, IP1 1TJ

T: 01473 211705

E: suffolk@palmerpartners.com



Hening Avenue, Ipswich, Suffolk, IP3 9QJ

Asking Price: £175,000



Palmer & Partners

- First Floor Apartment
- Two Double Bedrooms
- Bathroom & En-Suite Shower Room
- Large Terrace off Living Room
- One Allocated Parking Space
- Double Glazing & Gas Central Heating

This two bedroom first floor apartment, situated on the sought after Ravenswood development offering good access out to the A14 and A12 commuter trunk roads, benefits from a 20ft terrace off the living room, one allocated parking space to the front, gas central heating, and double glazing. The accommodation on offer comprises entrance hall; spacious living room which opens onto a 20ft terrace; kitchen; two good size double bedrooms, one of which has an en-suite shower room; and a bathroom.

Lease – 125 years from 1.1.2006

Ground rent – £200 per annum

Maintenance charge – £105 per month

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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 several artworks and 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, NHS independent care centre, small shopping centre including a PureGym, public house and provides easy access to the A14 / A12 commuter road links. John Lewis and Waitrose along with other stores, a sports centre, and several restaurants and High Street chains are also conveniently located close by. Yet, a few minutes' walk will take you through the Orwell Country Park, and down to the shore of the River Orwell, which is saltwater as it is so close to the estuary.



Council tax band: B



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	74	74
(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	