

Tudor Place, Ipswich, Suffolk, IP4 2DB

Offers In Excess Of: £80,000



Palmer & Partners

- OVER 55's
- Ground Floor Apartment
- One Double Bedroom
- Secure Entry System
- Communal Parking & Garden
- On-Site Laundrette

Situated in the heart of Ipswich town centre is this nicely presented one bedroom ground floor apartment which is for OVER 55's only. The apartment comes with a secure entry system and access to an on-site laundrette, communal car park, and beautiful communal gardens. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, spacious lounge, modern kitchen, one good size double bedroom, and a bathroom.

Leasehold information:

Lease - 125 years from 1.1.2005

Ground rent - £350 per annum

Maintenance charge (including water) - £1,610 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



Dimensions:-

Lounge 16' x 11'9" (4.88m x 3.58m)

Kitchen 7'9" x 5'9" (2.36m x 1.75m)

Double Bedroom 13'3" x 9'9" (4.04m x 2.97m)

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		77
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	