

## **Yeoman Close, Ipswich, Suffolk, IP1 2QG**

Offers in the region of: £125,000



- Second Floor Apartment
- Two Bedrooms
- 24ft Open Plan Kitchen/Living Room
- Balcony Off Lounge & Master Bedroom
- Bathroom & En-Suite Shower Room
- One Secure Allocated Parking Space

This nicely presented two bedroom second floor apartment is situated within close proximity to Ipswich town centre and the train station and benefits from one allocated parking space. Accommodation comprises entrance hall, 24ft open plan kitchen / living room, master bedroom with en-suite shower room, one further bedroom, and bathroom; and comes with a balcony offering views over Ipswich which can be accessed from the lounge and master bedroom.

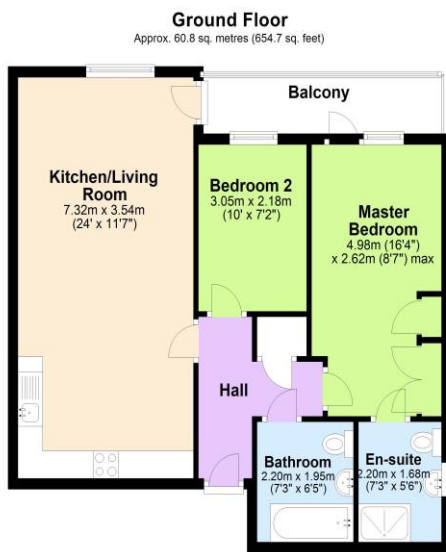


**Leasehold information:**

Lease - 125 years from 1.1.2004  
 Service charge - £200 per month  
 Ground rent - £250 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. 60.8 sq. metres (654.7 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 mis-statement. 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.

