

## **Pearse Way, Purdis Farm, Ipswich, Suffolk, IP3 8TF**

**Asking Price: £140,000**



- No Onward Chain
- First Floor Apartment
- Two Bedrooms
- One Allocated Parking Space
- Visitors Parking
- Secure Entry System

This nicely presented two bedroom first floor apartment, situated on the sought after Purdis Farm development in Ipswich and ideally positioned for access to the A12 and A14, benefits from a secure entry system, one allocated parking space together with visitors parking, 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, dual aspect lounge, kitchen, two bedrooms, and shower room.



Lease information:  
 Ground rent - £100 per annum  
 Maintenance charge - £865 per annum  
 Lease - 124 years remaining

Purdis Farm is a sought after development situated to the East of Ipswich offering an abundance of local amenities including supermarkets, retail parks, restaurants, bus routes and excellent access to the A12 / A14 commuter road links.

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



Total area: approx. 46.7 sq. metres (503.1 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	79
(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	