



# Saturn Road, Ipswich, Suffolk, IP1

Asking Price:

**£120,000**

EPC Rating: D



This two bedroom ground floor apartment, conveniently located just a short walk to town centre and ideally located for A14 access, is being sold with no onward chain and benefits from one allocated parking space to the rear, electric heating and double glazing throughout. As agents, we recommend the earliest possible internal viewing to the accommodation on offer which comprises entrance hall, living room, kitchen, master bedroom with ensuite shower-room, further bedroom and main 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 of Suffolk.

Council tax band: A  
EPC Rating: D



For additional information and full photo gallery please visit [www.palmerpartners.com](http://www.palmerpartners.com)



Leasehold information:

Lease – 999 years from 1st September 2007.

Ground rent – Approximately £250.00 Per Annum

Maintenance charge / Maintenance – £1,000 Per Annum

**Parking** The apartment comes with one allocated parking space to the rear.

**Communal Entrance Door** Door through to;

**Entrance Hall** Airing cupboard, further built-in cupboard, secure entry phone system, electric panel heater and door to:

**Living Room** 17'9" x 11' (5.4m x 3.35m).

Double glazed window to the front aspect, and two electric panel heaters.

**Kitchen** 7'10" x 6'7" (2.4m x 2m). Fitted with a range of matching eye and base level units with roll edge work surfaces, inset stainless steel sink and drainer, integrated oven and electric hob with extractor hood over, space for fridge freezer and washing machine, and double glazed window to the rear aspect.

**Master Bedroom** 14'5" x 7'6" (4.4m x 2.29m).

Double glazed window to the front aspect, electric panel heater, and door through to;

**Ensuite Shower-Room** 7'3" x 4'11" (2.2m x 1.5m). Three piece suite comprising shower cubicle with mixer shower, low-level WC and hand wash basin, and heated towel rail.

**Bedroom** 9'10" x 7'3" (3m x 2.2m). Double glazed window to the front aspect, and electric heater.

**Bathroom** 7'3" x 6'7" (2.2m x 2m). Three piece suite comprising bath, low-level WC and hand wash basin, heated towel rail and obscure double glazed window to the rear aspect.

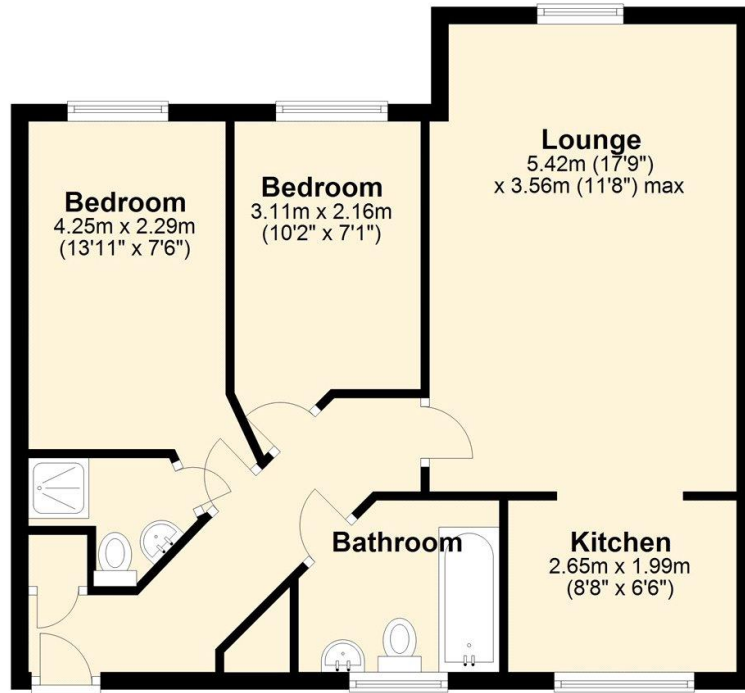
**Tenure** - Leasehold

**Viewing** - By appointment through Palmer & Partners



## Ground Floor

Approx. 56.1 sq. metres (604.2 sq. feet)



Total area: approx. 56.1 sq. metres (604.2 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

For additional information and full photo gallery please visit

[www.palmerpartners.com](http://www.palmerpartners.com)

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.