



**Connells**

Centrum Court Pooleys Yard  
Ipswich

# Centrum Court Pooleys Yard Ipswich IP2 0AR

for sale offers in excess of  
**£130,000**



## Property Description

Connells are pleased to bring to market this third floor apartment located adjacent to the train station with river views. The property comprises of two bedrooms, lounge, kitchen, bathroom, balcony, secure underground allocated parking and upvc double glazed windows.

As previously mentioned this property is well located for access to the train station which gives direct access to London Liverpool Street, Cambridge, Norwich and many more destinations.

The town centre offers a wide range of shopping, eating and recreational facilities and also near by is the very popular waterfront marina which has a selection of many restaurants, cafes and bars.

## Communal Entrance

Accessed via secure communal entrance door with lift and stairs to:

## Entrance Hall

Access via entrance door, airing cupboard, electric panel radiator, smooth ceiling, security entrance phone and doors giving access to:

## Lounge

15' 1" max x 14' 2" ( 4.60m max x 4.32m )

Upvc double glazed window to side, double glazed double doors giving access to the balcony and river views, smooth ceiling, two electric panel radiators and doors giving access to:

## Kitchen

9' 1" x 7' ( 2.77m x 2.13m )

Upvc double glazed window to rear giving a river view, space and plumbing for washing machine, built in oven, built in hob with stainless steel filter hood over, 1 1/2 bowl sink with mixer tap inset in a roll edge work surface with cupboards and drawers under and matching above, tiled splash backs, built in fridge, built in freezer and smooth ceiling with

inset spotlighting.

## Balcony

Enclosed with seating area and river views.

## Bedroom One

12' 6" int warbrodes x 11' 8" ( 3.81m int warbrodes x 3.56m )

Upvc double glazed window to front, range of fitted wardrobes, electric panel radiator and smooth ceiling.

## Bedroom Two

10' 1" max x 9' max ( 3.07m max x 2.74m max )

Upvc double glazed window to side, electric panel radiator and smooth ceiling.

## Family Bathroom

Low level w/c, bath with mixer tap and independent shower over, heated towel rail, pedestal wash hand basin, wood effect flooring, smooth ceiling with inset spotlighting and extractor fan and part tiled walls.

## Outside

There is an allocated underground parking space, accessed via security gates and there is also a communal garden.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/ICH310347](https://www.connells.co.uk/Property/ICH310347)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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