



Centrums Court, Pooleys Yard, IPSWICH, IP2 0AR

welcome to

Centrums Court, Pooleys Yard, IPSWICH

This two bedroom flat is situated in the Town Centre and benefits from two good sized bedrooms, open plan kitchen/diner/lounge, a balcony with direct river views, underground secure parking and NO ONWARD CHAIN!!



Entrance Hall

21' 4" x 5' 1" (6.50m x 1.55m)

Carpet flooring , one electric radiator, airing cupboard and entry phone system.

Kitchen/lounge/diner

23' x 14' 3" max (7.01m x 4.34m max)

Double glazed window to the side, sliding door leading to the balcony with direct river views, a range of eye and base level units in wood with marble effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, tiled splashback, integrated oven with extractor hood, integrated fridge/freezer and dishwasher, space for a washing machine, spot lights, one electric radiator and a TV point.

Master Bedroom

10' 9" x 10' 3" (3.28m x 3.12m)

Double glazed window to the side, one electric radiator, carpet flooring and a built in sliding mirrored wardrobe.

Bedroom Two

10' 2" x 9' 6" (3.10m x 2.90m)

Double glazed window to the side, one electric radiator and carpet flooring.

Bathroom

Low level WC, pedestal wash hand basin, bath with overhead shower and glass screen, tiled splashback, white heated towel rail, wood effect flooring, extractor fan and spot lights.



view this property online williamhbrown.co.uk/Property/IPS116683



welcome to

Centrums Court, Pooleys Yard, IPSWICH

- Two good sized bedrooms, one with built in wardrobe
- Open plan kitchen/diner/lounge
- Balcony with direct river views
- No onward chain
- Underground secure parking

Tenure: Leasehold EPC Rating: C

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.

offers in excess of

£130,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/IPS116683](https://www.williamhbrown.co.uk/Property/IPS116683)



Property Ref:
IPS116683 - 0007

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01473 226101



ipswich@williamhbrown.co.uk



Wolsey House, 16-18 Princes Street, IPSWICH,
Suffolk, IP1 1QT



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)