



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.



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- 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

£125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS116683 - 0009

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