



Leven Court, Barnard Square, Ipswich, IP2 8FE

welcome to

Leven Court, Barnard Square, Ipswich

This spacious top floor apartment is located close to the Ipswich Marina and boasts a large open plan kitchen/diner/lounge, two large double bedrooms, three Juliet balconies, a secure, underground, gated parking space with visitor parking and NO ONWARD CHAIN!!



Agents Note:

This property is being listed as a 50% Shared Ownership. The Freeholder is Notting Hill Genesis, rent payable is £494 pcm, there is an option to staircase ownership. All buyers must be financially qualified by Notting Hill Genesis.

Entrance Hall

Airing cupboard, storage cupboard, wood effect flooring and spot lights.

Kitchen/Lounge/Diner

28' 4" x 13' 1" max (8.64m x 3.99m max)

Stunning, open plan room with double glazed windows to the rear and side, a Juliet balcony to the rear, wood effect flooring in the lounge/diner, TV point, one radiator and an electric fireplace. The kitchen boasts a range of eye and base level units in white wood effect with marble effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, integrated oven with electric hob and extractor hood and space for a fridge/freezer, washing machine and dishwasher.

Master Bedroom

20' 6" x 9' 4" max (6.25m x 2.84m max)

Double glazed Juliet balcony to the rear, a double glazed window to the side, carpet flooring, one radiator and ample space for a large wardrobe.

Bedroom Two

16' x 9' 3" max (4.88m x 2.82m max)

Double glazed Juliet balcony to the rear, a double glazed window to the side, carpet flooring and one radiator.

Bathroom

7' 1" x 6' 9" (2.16m x 2.06m)

Fully tiled. stone effect flooring, low level WC, pedestal wash hand basin, bath with overhead shower and glass screen, shaver point, one radiator, extractor fan and spot lights.

Parking

One allocated parking space which is in a secure

underground car park with gated access via a key fob. There are also bike racks and visitor parking charged at £3 per day.



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welcome to

Leven Court, Barnard Square, Ipswich

- Top floor apartment with views across Ipswich
- Large open plan kitchen/diner/lounge
- Sold as 50% share
- Two large double bedrooms
- Secure, underground, gated parking space

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£72,500



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS118943 - 0004

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