



**Yeoman Close, Ipswich, IP1 2QB**

**welcome to**

**Yeoman Close, Ipswich**

**\*\*GUIDE PRICE £170,000-£180,000\*\*** This luxurious two bedroom penthouse apartment has been fully renovated and boasts a spacious kitchen/diner/lounge, a large master bedroom with en suite, three balconies; two with river views, one allocated underground parking space and **NO ONWARD CHAIN!**



### **Entrance Hall**

18' 6" x 4' ( 5.64m x 1.22m )

Oak effect flooring throughout, one electric radiator and an airing cupboard.

### **Kitchen/Diner/Lounge**

28' 9" x 13' 7" ( 8.76m x 4.14m )

Stunning, open plan, light filled room with full length double glazed windows to the rear and side with river views, two sets of patio doors leading to both balconies, oak effect flooring throughout, two electric radiators, TV point, spot lights, a range of eye and base level units in matte navy with white marble effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome flexi mixer tap, space for a cooker, a wine rack, fitted extractor hood, USB sockets, LED lights and colour changing under counter lights.

To be Included: separate fridge and freezer, induction oven, washer/drier, wine fridge and a brand new dishwasher. All items less than one year old.

### **Balcony**

28' 4" x 6' 11" ( 8.64m x 2.11m )

A patio door leading to the kitchen/diner/lounge, a decked area, a balustrade and beautiful river views.

### **Master Bedroom**

20' 6" x 10' max ( 6.25m x 3.05m max )

Double glazed windows to the rear with fitted blind, a glazed door leading to the private South facing balcony, carpet flooring, one electric radiator, a double built in wardrobe, USB sockets and TV point.

### **Balcony Off Master Bedroom**

21' 6" x 3' 1" ( 6.55m x 0.94m )

South-West facing balcony with decked flooring, views across the river, a balustrade and power points.

### **En Suite**

6' 6" x 5' 9" ( 1.98m x 1.75m )

Double shower with glass enclosure, waterfall showerhead, further shower attachment and a white panelled marble effect splashback, low level WC, pedestal wash hand basin with chrome mixer tap, chrome heated towel rail, shaver point, extractor fan, spot lights and tiled effect flooring.

### **Bedroom Two**

12' 2" x 8' 1" ( 3.71m x 2.46m )

Double glazed window to the front with fitted blind, a glazed door with fitted blind leading to the balcony, carpet flooring, one electric radiator and USB sockets.

### **Balcony Off Bedroom Two**

15' 8" x 9' 3" max ( 4.78m x 2.82m max )

North-West facing balcony with a decked area, a door leading to the bedroom, power points and a balustrade.

### **Bathroom**

9' x 5' 7" ( 2.74m x 1.70m )

Low level WC, pedestal wash hand basin with chrome mixer tap, a P bath with shower attachment, waterfall showerhead and glass screen, chrome heated towel rail, tiled effect flooring, shaver point, extractor fan, spot lights and a white panelled marble effect splashback.

### **Parking**

One allocated underground parking space included which is gated and fob operated.

### **Agents Notes:**

The current vendors have completely renovated this property with new heaters throughout fitted in August 2023, a brand new dishwasher, USB sockets throughout, new fitted blinds throughout, new LED lights throughout and a fitted alarm. The kitchen, bathroom and en suite are all finished to an impeccable standard. All furniture can be negotiated separately, all less than one year old.



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## Yeoman Close, Ipswich

- Two bedroom Penthouse apartment
- Three balconies, two with river views
- Excellent outdoor entertaining space
- Large master bedroom with en suite & built in wardrobe
- One allocated underground parking space

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£165,000**



Please note the marker reflects the postcode not the actual property

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