

Portman Road, Ipswich, IP1 2BN

welcome to

Portman Road, Ipswich

This industrial style, duplex apartment boasts a master bedroom with en suite, an impressive, first floor 21ft 2nd bedroom, a 1st floor bathroom, open plan kitchen/diner/lounge, a mezzanine landing, with potential for use as a study space and one secure, allocated parking space.













Entrance Hall

Wood effect flooring and spot lights.

Master Bedroom

10' 6" x 8' 3" (3.20m x 2.51m)

Double glazed window to the front, one electric radiator, a door leading to the en suite, wood effect flooring and spot lights.

En Suite

5' 5" x 4' (1.65m x 1.22m)

Low level WC, pedestal wash hand basin, a shower with tiled splashback, grey wood effect flooring, fully tiled walls, spot lights and extractor fan.

Kitchen/Diner/Lounge

27' x 13' 5" max (8.23m x 4.09m max)

Large, open plan room, which is spilt over two levels, with an internal feature glass wall leading to the hall way, wood effect flooring throughout, double glazed window to the rear, vaulted ceilings in the living area, TV point, one electric radiator, suspended lights, ample space for a table, chairs and sofa set up. The kitchen benefits from eye and base level units in stainless steel effect with marble effect worktop surfaces, a sink plus drainer and chrome mixer tap, an integrated oven with electric hob and extractor hood, space for a range of appliances, spot lights throughout.

Landing

Wood effect flooring, a mezzanine area measuring 15ft 8"x11ft 5", views across the lounge area, wood effect flooring, one electric radiator, storage space, a staircase and a door leading to the bathroom and third bedroom.

Bedroom Two

21' 5" x 14' 2" max (6.53m x 4.32m max)

Double glazed windows to the rear, wood effect flooring, one electric radiator, a storage cupboard and wall hung lights.

Bathroom

10' 4" x 4' 7" (3.15m x 1.40m)

Low level WC, wash hand basin, a bath with chrome taps, fully tiled walls, an internal feature glass wall, spot lights and tiled flooring.

Parking

One secure, allocated parking space.

Agents Note:

Service Charge = £5064.38 per year Ground Rent = £200 (increasing to £400 1st January 2026)

Lease length = Leasehold for a term of 125 years from 1 January 2000. Approximately 100 years unexpired on the term.





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Portman Road, Ipswich

- Industrial style, duplex apartment
- Open plan kitchen/diner/lounge
- Mezzanine landing, with potential for use as a study space
- Impressive, 21ft 2nd bedroom
- Ground floor en suite & 1st floor bathroom

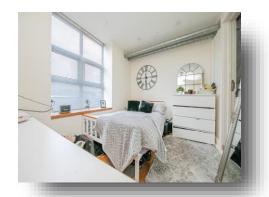
Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 5064.38

Ground Rent: 200.00

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.

£135,000







Reed Recruitment Agency

Grafton Way

Commercial Rd
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Please note the marker reflects the postcode not the actual property

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Property Ref: IPS120040 - 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.



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