



**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 split 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.

# £125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
IPS120040 - 0008

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