



Vista Court, Pooleys Yard, IPSWICH, IP2 0AR

welcome to

Vista Court, Pooleys Yard, IPSWICH

This spacious, 3rd floor apartment benefits from two large double bedrooms, a en suite to master, a seperate bathroom, a large open plan kitchen/lounge/diner with balcony, overlooking the river, one secure, gated, allocated parking space and NO ONWARD CHAIN!



Entrance Hall

Wood effect flooring, one electric radiator, an entry phone system, an airing cupboard and double doors leading to the kitchen/lounge/diner.

Kitchen/Lounge/Diner

35' 3" x 15' max (10.74m x 4.57m max)

Stunning, open plan room, flooded with light via double glazed windows to the side and rear and French doors leading to the balcony, wood effect flooring, two electric radiators, ample space for a sofa set up and large table and chairs, double doors leading to the hall, eye and base level units in wood with white stone effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, an integrated oven with electric hob and extractor hood and an integrated fridge/freezer, washing machine and dishwasher.

Master Bedroom

13' 4" x 12' 3" max (4.06m x 3.73m max)

Double glazed window to the rear, carpet flooring, one electric radiator, TV point and a double mirrored, sliding wardrobe.

En Suite

6' 8" x 6' 4" max (2.03m x 1.93m max)

Double shower with glass enclosure and tiled splashback, low level WC, pedestal wash hand basin, white heated towel rail, extractor fan and spot lights.

Bedroom Two

13' 4" mx x 11' 5" (4.06m mx x 3.48m)

Double glazed window to the front, carpet flooring and one electric radiator.

Bathroom

6' 9" x 5' 5" (2.06m x 1.65m)

Low level WC, pedestal wash hand basin, a bath with overhead shower and glass screen, fully tiled walls, tiled effect flooring, one electric radiator, extractor fan, spot lights and shaver point.

Parking

One secure, gated, allocated parking space.



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- En suite to master & seperate bathroom
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Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2664.00

Ground Rent: 300.00

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.

guide price

£140,000 - £150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS120386 - 0003

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