



**Centrum Court, Pooleys Yard, Ipswich, IP2 0AR**



**welcome to**

**Centrum Court, Pooleys Yard, Ipswich**

This the floor apartment is situated close to Ipswich Town Centre and benefits from two bedrooms, a balcony with river views, a kitchen/lounge/diner and fitted wardrobes in both bedrooms. NO ONWARD CHAIN!!



### **Entrance Hall**

21' 8" x 7' max ( 6.60m x 2.13m max )

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

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

23' 3" x 14' 6" max ( 7.09m x 4.42m max )

Double glazed windows to the side and rear, a sliding door to the balcony, with views across the river and Town Centre, wood effect flooring in the kitchen, carpet flooring in the lounge area, eye and base level units in wood with stone effect worktop surfaces, a stainless steel one and half bowl sink plus drainer and chrome mixer tap, an integrated oven with electric hob and extractor hood, an integrated fridge/freezer, washing machine and dishwasher, tiled splashback, TV point, spot lights and two electric radiators.

### **Balcony**

A glass balustrade and river views.

### **Master Bedroom**

12' 1" max x 11' 3" max ( 3.68m max x 3.43m max )

Double glazed windows to the front and side, carpet flooring, one electric radiator, a double, built in, sliding, mirrored wardrobe and TV point.

### **Bedroom Two**

10' 2" max x 9' max ( 3.10m max x 2.74m max )

Double glazed window to the side, carpet flooring, one electric radiator and two fitted rails.

### **Bathroom**

7' x 5' 5" ( 2.13m x 1.65m )

Low level WC, pedestal wash hand basin, a bath with overhead shower, wood effect flooring, chrome heated towel rail, extractor fan and spot lights.



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## **Centrum Court, Pooleys Yard, Ipswich**

- SOLD AS SEEN
- No onward chain
- 6th floor apartment
- Balcony with river views
- Fitted wardrobes to both bedrooms

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

# £100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
IPS120803 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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