



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.

£90,000



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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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