

# KEYSTONE



Pownall Road, Ipswich, IP3 0DN  
Offers In Excess Of £130,000

Modern Over 55's Apartment  
Lounge/Diner  
Bathroom  
Parking  
Communal Living Area

Two Bedrooms  
Kitchen  
En-Suite  
Close To Waterfront  
Popular Location



# Pownall Road, Ipswich IP3 0DN

KEYSTONE are pleased to offer for sale this OVER 55's TWO BEDROOM APARTMENT situated near the Waterfront and benefitting from communal lounge and permit parking. The property is offered with No Onward Chain. \*\*\*\*\*CALL NOW TO ARRANGE YOUR VIEWING\*\*\*\*\*

 2  2  1  B



### Hallway

With intercom system, built in airing cupboard and built in storage cupboard.

### Lounge/Diner

19'8 x 11'3

French doors to front and under floor heating.

### Kitchen

8'3 x 7'7

Fitted with a range of base units and drawers and matching wall mounted cabinets, sink and drainer unit with tiled splash backs, integrated fridge freezer and integrated dishwasher.

### Bedroom One

15'9 x 8'9

Window to front and under floor heating.

### En-Suite

Fitted with shower cubicle, w/c, vanity inset sink, tiled splash backs and under floor heating.

### Bedroom Two

12'1 x 7'2

Window to front and under flooring.

### Bathroom

Fitted with panel bath, vanity inset sink, w/c, tiled splash backs and under floor heating.

### Outside

The property benefits from a communal lounge and kitchen they can be used by residents for functions or socially, there is a small communal garden and laundering room.



## Viewings

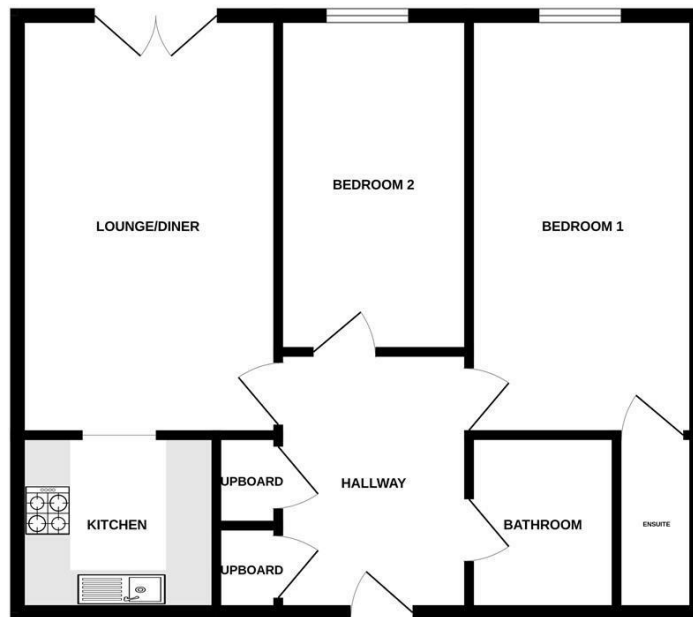
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

## EPC Rating:

B

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  | 83                      | 83        |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

## GROUND FLOOR



TOTAL FLOOR AREA: 660 sq ft (61.3 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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