



2 Chambers House
Blackheath Avenue | Ipswich | Suffolk | IP3 8XT

HISTORIC APARTMENT



A wonderful example of how buildings adapt over time, this former Victorian asylum, opened in 1870, was converted five years ago into luxury private homes. The stately-home grandeur and the Italianate style are testament to the pride of the social reform movement for which that era is known. Now, those beautiful features are enjoyed once again in this stylish and sympathetic conversion.



KEY FEATURES

- Fabulous conversion in historic property
- Close to centre of Ipswich
- Easy access to beautiful Suffolk coast
- Two bedrooms, two bathrooms
- Huge period south-facing windows
- Private courtyard
- Very quiet
- Popular complex with high resident retention
- Parking space and garage

Step Inside

The apartment is one of four in the pavilion-like entrance building, a pleasingly symmetrical central structure with long wings extending either side. White gault brick delineates classical arches and corners in the handsome red-brick façade. Entry is through the central arch into a shared hallway. From here, your front door leads to a second entrance hall within your private apartment where a handy coat cupboard is ready to accommodate outdoor clothing before you enter the principal living space.

Space and Light

And what a space! Thought to be part of a one-time ballroom, this room was designed to impress, as it still does. Two immense arched windows, south-facing, flood the double-height room with light – and warmth, confirms the owner who says the apartment is remarkably cheap to heat. An architect has been at work here, making best use of these glorious windows and putting the living areas towards the front of this roughly 25-foot square layout. It's bright and uplifting as well as offering some flexibility as to how you use it. In one corner is a contemporary kitchen in French navy with sleek white quartz counters. A freestanding island with suspended lighting above can accommodate two diners at the sit-up breakfast bar. There is room for a large dining table under the windows, though you might equally place a table in a cosier area underneath the hanging staircase. However you work this, you'll find room for both dining furniture and seating areas. Through a wide opening is a smaller pull-out area underneath the suspended first floor. Away from the bright light of the windows, this den-like spot makes an ideal screening room. Then again, it's another candidate for formal dining. Flexibility and choice are the watchwords of this open-plan design. Behind a door adjacent to the kitchen is the working part of the apartment. Here you'll find a good-sized utility which also offers a desk space, unless you want to add another appliance or storage unit. Behind the utility is a generous bathroom with over-bath shower.





KEY FEATURES

Upstairs

The suspended staircase is placed against a side wall and rises to a galleried landing. Views from here look down into the room below or distantly through the upper panes of the huge windows over a nearby golf course. The open landing leads to two double bedrooms, the smaller of which benefits from a built-in closet, and a shower room. The owner has been astonished at just how quiet this apartment is, particularly at night, so a good night's sleep is guaranteed.

Outside

The peace and quiet here is largely due to there being no through road nearby, the only traffic being the cars of other residents. The four apartments in Chamber House each have private gravelled courtyards in front. South-facing, these get plenty of sun and provide a lovely spot for al fresco dinners in summer. The apartment also comes with a single garage and an additional parking spot.

On the doorstep

The centre of Ipswich is just a mile away, and on several major bus routes, meaning city life – shopping, dining, theatre, live music, art and museums – is on your doorstep!

How far is it to

Trains depart several times hourly from Ipswich Station for London Liverpool Street with journey times as fast as 59 minutes. Branch line station Derby Road is even closer at a quarter of an hour's walk. The location, on the east of the city, is also ideally placed for travel farther afield. The A12 and A14 run close by, putting the delights of East Suffolk in very easy reach. Pretty Woodbridge, great for days out or fine dining, is just 15 minutes away by car. Rivers Stour, Orwell and Deben can all be reached in half an hour or less. Aldeburgh on the coast, with its world-famous music festival, is within 40 minutes.





INFORMATION



Directions

What Three Words Location Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location.../// noting. gather.rabble

Services, District Council and Tenure

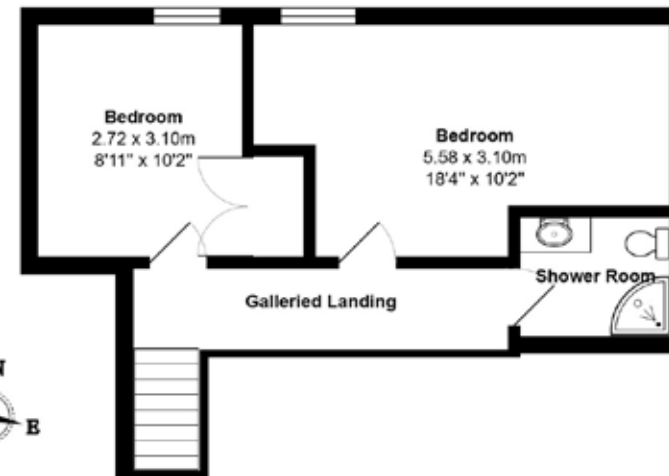
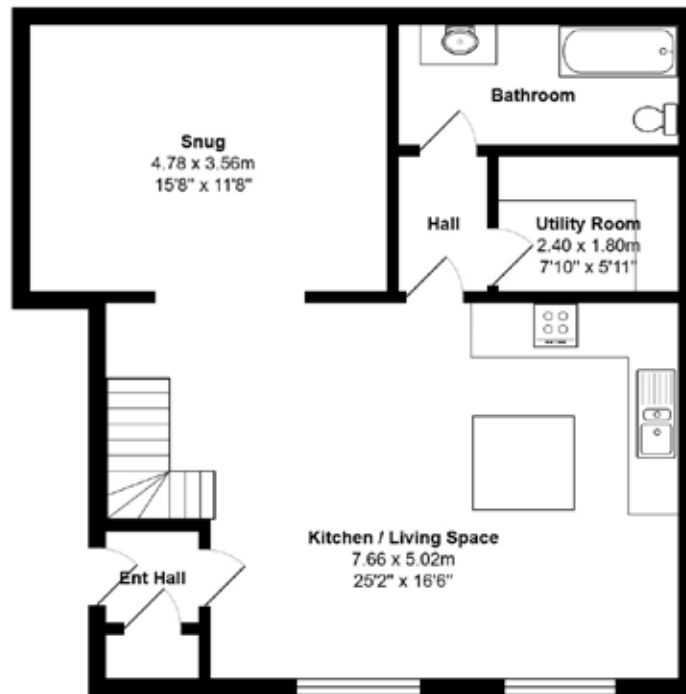
Mains Water, Electricity and Drainage. Gas Central Heating

Tenure: Leasehold

We are informed that the lease was 150 years from 2017, so currently 142 years left.

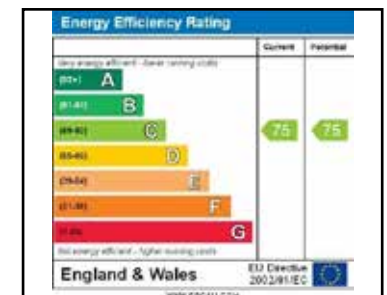
Service Charge: £2,651.95 per annum

Ground Rent: £337.50 per annum



Total Area: 106.8 m² ... 1150 ft²

All measurements are approximate and for display purposes only



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



CHAMBERS
HOUSE

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