





## Timeless Character...

Set within a striking former Victorian hospital dating back to 1866, this beautifully converted apartment forms part of an exclusive development completed by Lanswood in 2018. The building was comprehensively refurbished at that time, including a new roof and full re-wiring, creating characterful yet contemporary homes within an impressive historic setting. The property is one of just six apartments, all accessed via a shared communal entrance, and benefits from a long lease with 144 years remaining.

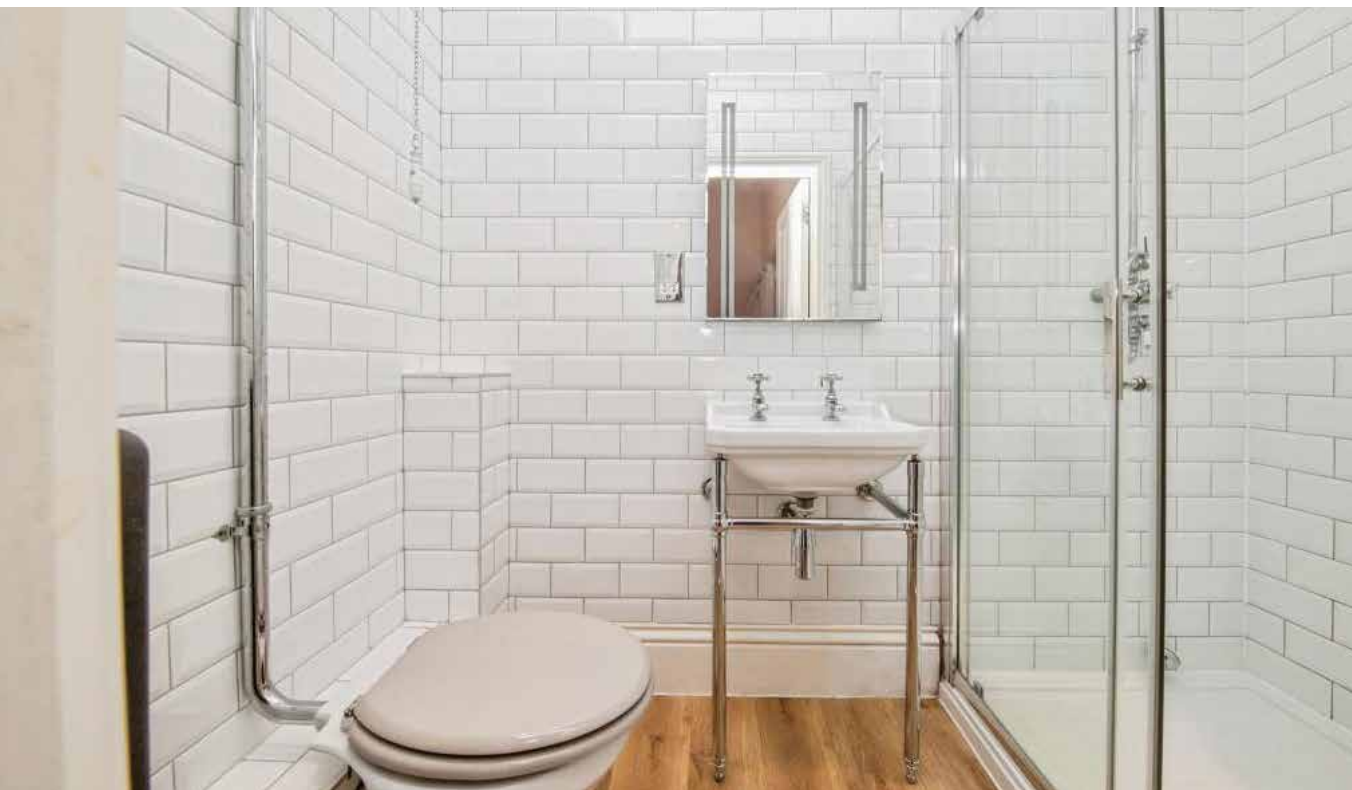
The apartment is accessed through a well-maintained communal entrance hall with a telephone entry system. Upon entering, the welcoming entrance hall provides access to the main living spaces and includes a radiator and useful storage.

The main living accommodation is arranged around an open-plan kitchen, sitting and dining area, designed to maximise space and natural light. This versatile room features a bay window with secondary glazing, fitted TV unit and storage, and ample space for both seating and dining. The kitchen is well equipped with an integrated fridge and freezer, built-in oven, gas hob with extractor, integrated dishwasher and space and plumbing for a freestanding washing machine. A door leads out to a small enclosed balcony, providing a modest outdoor element.

Also on this level is a modern shower room fitted with a WC, wash basin and shower cubicle, along with a radiator and access to the roof space. A separate study offers an ideal work-from-home space, complete with built-in desk and storage, radiator and secondary glazing.







## *Spacious Accommodation...*

The lower ground floor provides excellent additional accommodation and storage. There are two generous storage cupboards, one of which is a walk-in space. The principal bedroom is a spacious double with a front-facing aspect, radiator and a well-appointed en-suite shower room comprising a WC, wash basin with storage beneath and shower cubicle. Bedroom two is also a double and benefits from a walk-in cupboard and radiator, while bedroom three is a further double with built-in wardrobe and storage, ideal for guests or additional workspace.

## *Location...*

The property benefits from one allocated parking space, along with additional visitor parking within the development. While there is no formal private garden, the grounds of the development are professionally maintained and include regular gardening, external lighting, and cleaning of communal bin and cycle storage areas, all included within the lease arrangements.

The apartment is ideally positioned within the sought-after Belgrove Place development, offering a balance of convenience and green surroundings. The property enjoys a peaceful position within easy reach of local amenities. St Clements nine-hole golf club is within walking distance, while Rushmere Golf Club lies around a mile away. Everyday shopping needs are catered for, just a short stroll from the house, and the proximity of Ipswich Hospital is less than a mile away, making this location excellent for working professionals. As for connectivity, the property's location offers superb access to the wider region. The town's railway station is only around 2.7 miles away, with direct services to London Liverpool Street in approximately 70 minutes. Whether you commute or head off for weekend explorations, the route is well-served.

Located in the vibrant IP3 area of Ipswich, within minutes of your front door you are surrounded by leafy parks, handy local amenities, and quick access to town and transport. A short drive brings you to the wider town centre, marina and waterfront, where independent shops, cafés and entertainment options thrive, making this location ideal for families, commuters and those seeking a well connected lifestyle.







# Key Information:

## LOCAL SCHOOLS:

- Britannia Primary School and Nursery, 0.24 miles away, Rated Good
- Copleston High School, 0.28 Miles away, Rated Good

## LOCAL AUTHORITY:

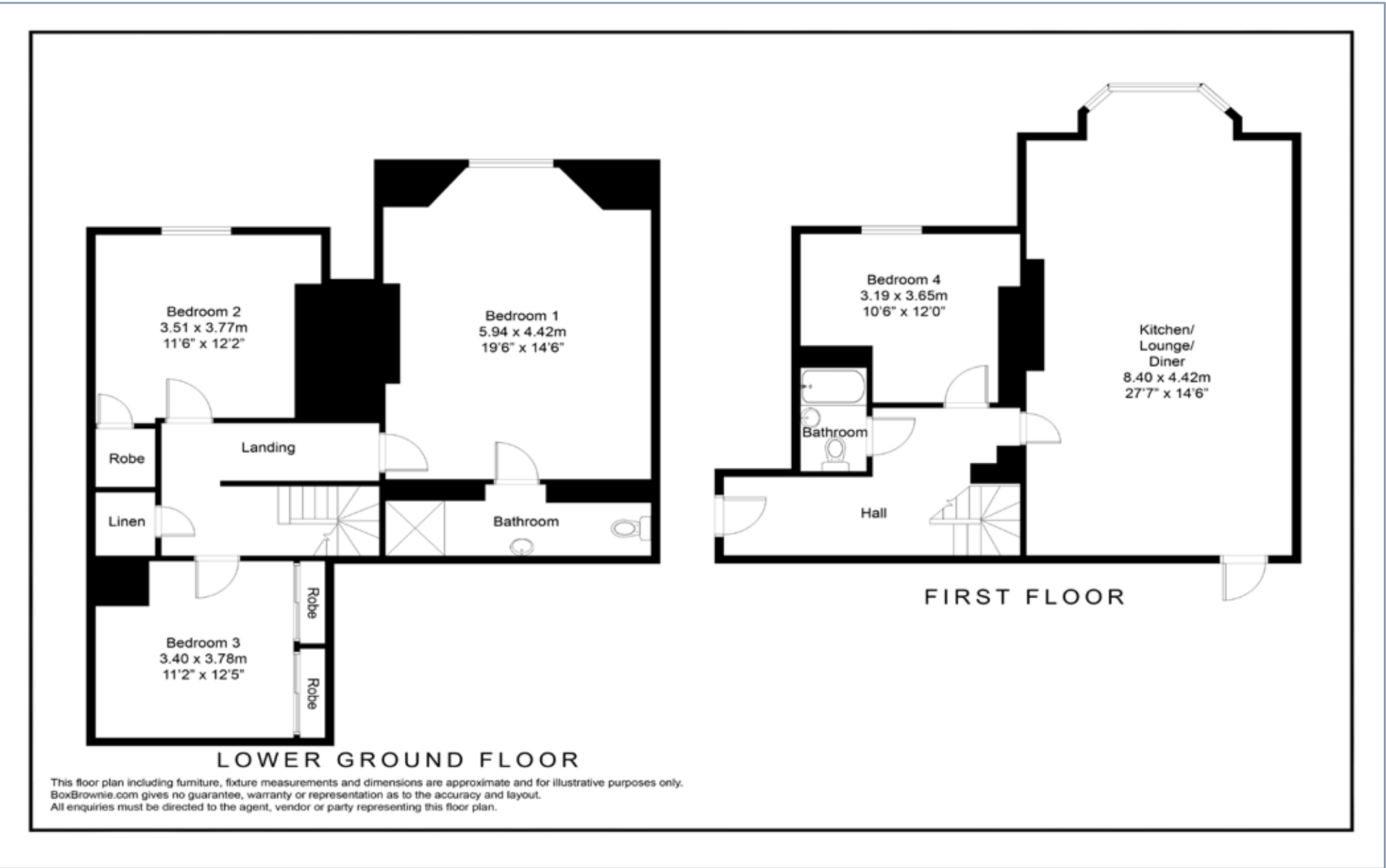
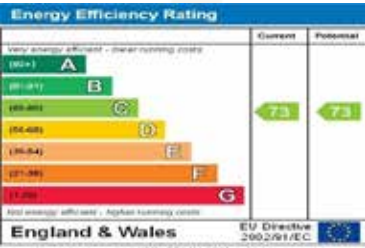
Ipswich Borough Council  
Council Tax Band D

## TENURE:

Leasehold

## SERVICES:

Heating Type	Gas
Electricity	Mains
Water	Mains
Sewerage	Mains
Internet	Fibre connected



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