



Centrum Court Pooleys Yard  
Ipswich



### Property Description

Connells are pleased to bring to market this sixth floor apartment conveniently located for many local amenities and the train station. The property comprises of kitchen, open plan lounge/diner, two bedrooms, balcony, bathroom, communal gardens and is being sold with no onward chain.

As previously mentioned this property is well located for access to the train station which gives direct access to London Liverpool Street, Cambridge, Norwich and many more destinations.

The town centre offers a wide range of shopping, eating and recreational facilities and also near by is the very popular waterfront marina which has a selection of many restaurants, cafes and bars.

### Communal Entrance

Accessed via entrance door with lift and stair access.

### Entrance Hall

Accessed via entrance door, carpet, electric heater, intercom system, storage cupboard housing water tank and doors leading to:

### Lounge/Diner

Accessed via double doors, electric heater, carpet, double glaze window and sliding doors to balcony providing jewel aspect views over Ipswich town and the river.

### Kitchen

Matching wall and base level units, roll top work surfaces with inset stainless steel sink, 1 1/2 bowl and drainer with mixer tap, tile splash backs, oven hob and extractor fan, integrated washing machine, dishwasher and fridge freezer, double glazed window, inset spot lighting and wood effect laminate floor.

### Bedroom One

Double wardrobe with sliding doors, electric heater, double glazed windows with jewel aspect views.

### Bedroom Two

Carpet, picture rail, double glazed window and electric heater.

### Bathroom

Electric towel rail, wood effect laminate, low-level w/c, wash hand basin with mixer tap, inset spot lighting, bath with shower over and mixer tap, tiled splash backs around shower screen and Extractor fan.

### Outside

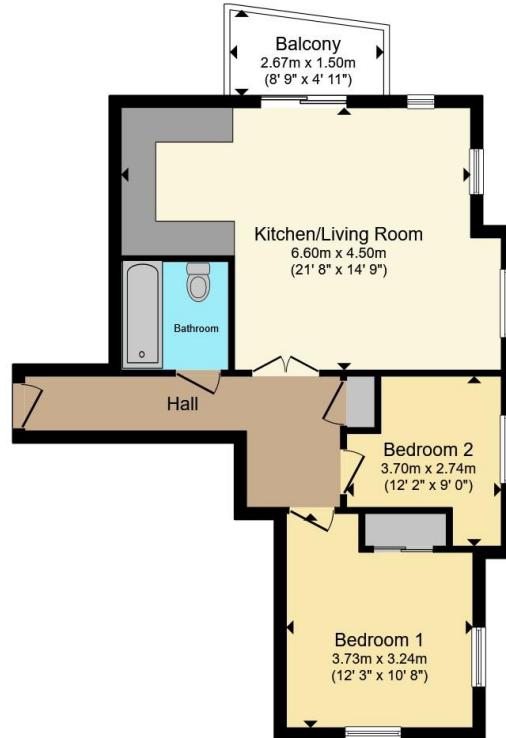
Communal Garden.

### Agent Note

Please note the property is sold as seen







Total floor area 56.1 m<sup>2</sup> (604 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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6 Princes Street  
 IPSWICH IP1 1QT

EPC Rating: C  
 Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ICH312743](http://connells.co.uk/Property/ICH312743)**

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.



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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