



Flat 40, Centurms Court Pooleys Yard , Ipswich, IP2 0AR

- Secure underground parking space for one vehicle
- New Hot Water Tank installed in Dec 2025
- No onward chain
- Town Centre Location
- 2 Min walk to train station
- River views from each bedroom and the living area
- Modern kitchen
- Large open plan kitchen/diner/lounge
- Ample storage

Offers in excess of £140,000

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[Directions](#)



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

629 Foxhall Road, Suffolk, IP3 8NE
Tel: 01473 598860 Email: info@stainesestates.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		79	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	