



82 Gaskell Place | Ipswich | Suffolk | IP2 0EL

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PROPERTIES

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# 82 Gaskell Place, Ipswich, Suffolk, IP2 0EL

## Description

A superb opportunity to acquire this spacious TWO BEDROOM / TWO BATHROOM apartment with views overlooking the River Gipping and being ideally placed for Ipswich town centre and destinations further afield.

Notable features include a modern fitted kitchen, double glazed windows, en-suite shower room, gas heating via radiators and parking.

## About the Area

The thriving town of Ipswich is set on the estuary of the River Orwell and has undergone an extensive gentrification programme in recent years, mainly around the waterfront and has become a popular "commutable" town to London. Ipswich is the county town of Suffolk and offers a wide variety of shopping, commercial and leisure facilities including a full range of sports clubs and societies, restaurants and high street stores. There is an excellent choice of schooling within both the state and private sectors.

Excellent sailing and golfing facilities are both available nearby or on the popular Suffolk Heritage Coast. Ipswich provides good access to various road networks via the A12 to the South with links to London and the M25 and via the A14 to The Midlands and M11. The railway station provides mainline railway links to London's Liverpool Street with an approximate journey time of sixty-five minutes.

## The accommodation in more detail comprises:

### Entrance Hallway

Door into entrance hallway, security phone:

### Living Room Approx 4.6m x 4.1m

Double glazed sliding door onto balcony, two radiators.

### Kitchen Approx 2.45m x 2.3m

Double Glazed front facing window, work surface with fitted matching wall and base units above and below, four burner gas hob, extractor hood over, electric fan assisted oven below, wall mounted boiler, one and a half stainless steel sink with drainer and mixer tap, plumbing for washing machine, tiled splash backs, single radiator, space for fridge freezer.

### Bedroom Approx 3.08m x 2.13m

Double glazed window, single radiator

### Bedroom Approx 3.43m x 3.08m

Double glazed rear facing window, fitted mirrored wardrobe, single radiator, door to en-suite:

### En-Suite

Wash basin, low level wc, walk in shower enclosure, tiled splash backs

## Bathroom

Panel enclosed bath, glass shower screen, shower attachment, wash basin, low level wc, single radiator, airing cupboard.

## Outside

Balcony with views overlooking river and parking.

## Local Authority

Ipswich Borough Council

## Council Tax - B

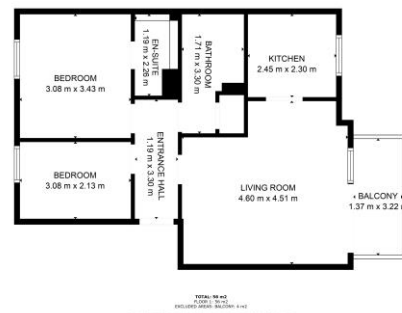
## Services

Mains water, drainage and electricity. Gas-fired heating.

## Agents Note

We understand from our client that the property is subject to a lease of which 110 years remain.

We further understand from our client that the property is subject to an annual service charge which is approximately £1866 per annum with a ground rent of £250 per year. Further details for both can be obtained by contacting the agent



## Disclaimer

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