



90 Vernon Street | Ipswich | Suffolk | IP2 8JB

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PROPERTIES

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# 90 Vernon Street, Ipswich, Suffolk, IP2 8JB

## Description

A superb opportunity to acquire this two bedroom second floor apartment situated to the south side of Ipswich and being conveniently located for the town centre, rail station and Ipswich's waterfront. The property would ideally suit a first-time buyer or investment opportunity and has the benefit of being offered with no chain beyond.

## 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:

Front door to:

Entrance Hall

Doors to:

Kitchen Approx 3.27m x 3.31m

Fitted with a range of base cupboards and inset with stainless sink, drainer and chrome mixer tap. Space for washing machine, fridge, freezer and cooker. Wall-mounted gas-fired boiler and window to side aspect.

Sitting/Dining Room

Sitting Area Approx 2.58m x 3.99m Dining Area 2.27m x 4.34m

Glazed door to balcony and window to side aspect.

Bedroom Approx 4.59m x 3.08m

Window to side aspect.

Bedroom Approx 3.30m x 3.08m

Window to side aspect.

Bathroom

White suite comprising panelled bath with shower over, shower screen, vanity sink unit, w.c and frosted window to side aspect.

Outside

Communal parking.

Local Authority – Ipswich Borough Council

Council Tax Band – A

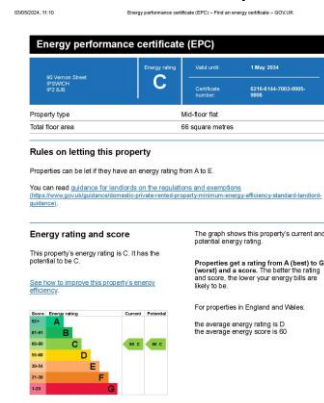
Services

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

Agents Notes

We understand from our client that the property is subject to a long lease of 125 years lease with approximately 91 years remaining.

We further understand from our client that the property is subject to an annual service charge which is approximately £622.99 (2022/2023). Further details for both can be obtained by contacting the agent.



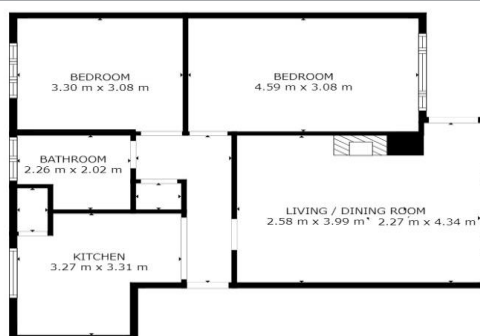
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