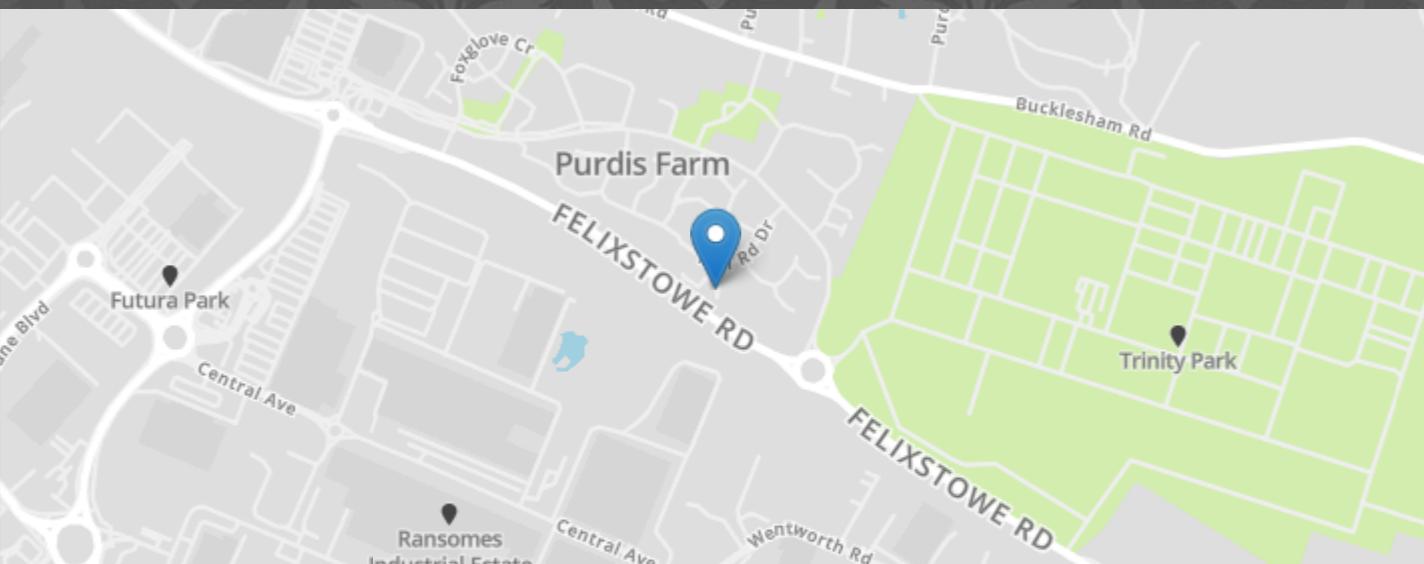


Porter Road, Purdis Farm, Ipswich



• *** NO ONWARD CHAIN ***

- FIRST FLOOR TWO BEDROOM APARTMENT
- SEPARATE KITCHEN
- ALLOCATED PARKING
- EASY ACCESS TO A12/A14

- POPULAR WARREN HEATH/PURDIS FARM
- SITTING/DINING ROOM
- FITTED WARDROBES TO BEDROOM ONE
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE
- MAINLINE TRAINLINE IN IPSWICH TOWN CENTRE WITH DIRECT LINK TO LONDON LIVERPOOL STREET

MARKS & MANN



Porter Road, Purdis Farm, Ipswich

*** NO ONWARD CHAIN ***

Located on the popular WARREN HEATH/PURDIS FARM development is this BEAUTIFULLY PRESENTED, FIRST FLOOR TWO BEDROOM APARTMENT with SECURE INTERCOM ENTRY and ALLOCATED PARKING. Accommodation comprises entrance hall, sitting/dining room, kitchen, two bedrooms and a family bathroom. An early viewing is highly advised to appreciate the ACCOMMODATION on OFFER.

7 The Square, Martlesham Heath, Ipswich, Suffolk, IP5 3SL.

01473 396 007

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

£150,000

Porter Road, Purdis Farm, Ipswich

Communal entrance

Secure, intercom entry with stairs to the first floor leading to the entrance door to the apartment.

Entrance hall

Private door to the entrance hall with access to airing cupboard and doors to the sitting room, both bedrooms and the family bathroom.

Sitting/dining room

4.02m x 3.22m (13' 2" x 10' 7")

Dual aspect room with windows to side and rear, providing an abundance of natural light, with space for a comfy sofa/seating area and dining table, door to:

Kitchen

3.20m x 1.83m (10' 6" x 6' 0")

Window to front, range of matching base and eye level units with worktops over, sink, built-under oven with hob and extractor over, integrated fridge/freezer and dishwasher, and space and plumbing for a washing machine.

Bedroom one

3.65m x 2.89m (max) (12' 0" x 9' 6"(max)

Window to front with built-in double wardrobe and fitted triple sliding door wardrobe.

Bedroom two

2.46m (max) x 1.98m (8' 1" (max) x 6' 6")

Window to rear.

Family bathroom

2.26m x 1.72m (7' 5" x 5' 8") Window to front, panel enclosed bath with shower over, hand wash basin, WC and electric heated towel radiator.

Outside

The property benefits from one allocated parking space.

Important information

Tenure - Leasehold.

189 year lease dated 1/1/1989, with 151 years remaining.

Service charge - £1,237.29 per annum.

Ground rent - N/A

Services - we understand that mains electricity, water and drainage are connected to the property. Heating is via app controlled electric heating.

Council tax band A.

EPC rating C.

Our ref: SM/elr.

Location

The property is located on the popular Warren Heath/Purdis Farm development, to the south-eastern side of Ipswich, close to local schools, shops and amenities. There is a bus service to Ipswich town centre where there is a mainline train station, with a direct link to London Liverpool Street.

Directions

Using a SatNav, please use IP3 8UY as the point of destination.



Porter Road, Purdis Farm, Ipswich

Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

Anti-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.



The above floor plans are not to scale and are shown for indication purposes only.

