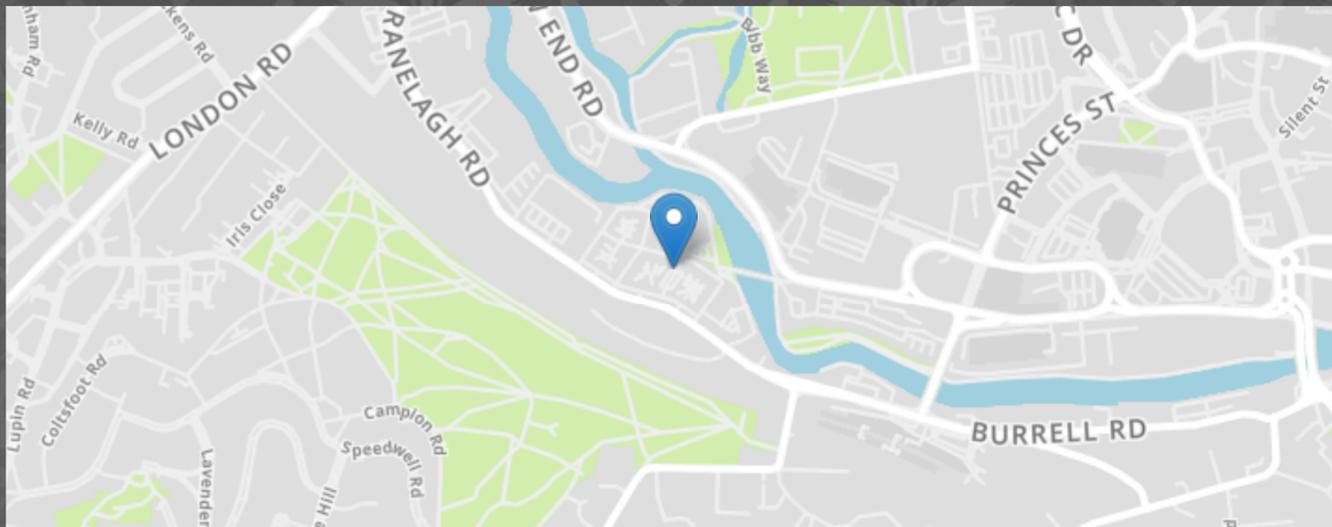


## Holman Court, Ipswich



- TWO BEDROOM
- EN-SUITE
- IDEAL LOCATION
- WELL KEPT
- CLOSE TO AMENITIES

- GROUND FLOOR
- DOUBLE GLAZED
- CLOSE TO TRAIN STATION
- WELL PRESENTED
- PERMIT PARKING

# MARKS & MANN

99-101 Penshurst Rd, Ipswich, Suffolk, IP3 8QB.

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contactipswich@marksandmann.co.uk

Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

# MARKS & MANN



## Holman Court, Ipswich

We are pleased to be marketing this well kept and well presented two bedroom ground floor apartment. The property is positioned in an ideal location set close to amenities and a short distance to the train station.

Internally the property benefits from, the entrance hall, living room, kitchen, bedroom one which features an en-suite, bedroom two and the bathroom. Externally the property benefits from an allocated parking space and secured intercom access to the building.

Call now to register your interest and arrange a private first hand viewing.

**£135,000**

# Holman Court, Ipswich

## Entrance Hall

Front door, radiator.

## Living room/diner

4.57m x 4.42m (15 x 14'6)  
Double glazed sliding doors to front aspect, radiator.

## Kitchen

2.74m x 2.26m (9 x 7'5)  
Double glazed window to front aspect, gas hob, electric oven, extractor, sink and draining board, combination boiler, radiator.

## Bedroom one

3.35m x 3.15m (11 x 10'4 )  
Double glazed window to side aspect, radiator.

## En-suite

Shower cubicle, low level W.C, hand wash basin, radiator.

## Bedroom two

3.18m x 2.18m (10'5 x 7'2)  
Double glazed window to side aspect, radiator.

## Bathroom

Bath with shower over, low level W.C, hand wash basin, radiator, cupboard.

## Outside

Permit parking, communal gardens, play park.

## Location

Ipswich is a town with lots to offer including restaurants, cinema, plenty of activities, Ipswich football stadium and the town centre which offers a wealth of amenities.

## Directions

Using a SatNav, please use IP2 0ES as the point of destination.

## Important information

Tenure - Leashold.  
Services - we understand that mains gas, electricity, water and drainage are connected to the property.  
Council tax band B  
EPC rating: TBC

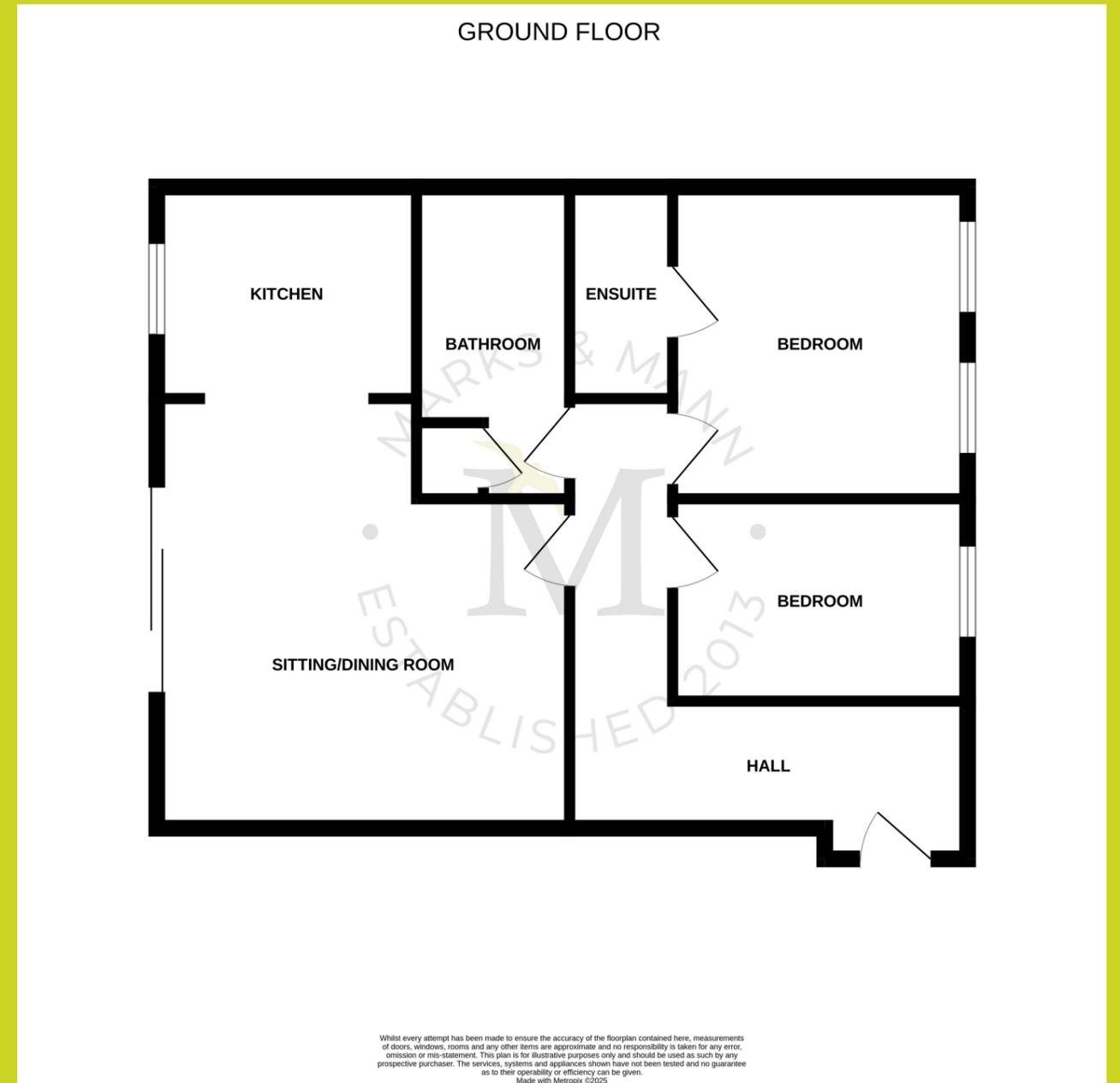
## Disclaimer

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.

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.

Council Tax Band  
At the time of writing the council tax band for this property is band B.

# Holman Court, Ipswich



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

