

FOR SALE



**Centrum Court, Pooleys Yard
Offers In Region Of £150,000**


MARTIN&CO

Centrum Court, Pooleys Yard

Offers In Region Of £150,000

- River Views
- 2 Bedrooms
- Close to station.
- Walk to town centre
- No Onward Chain

NO Onward Chain. Close to station. Views over river from balcony. Two bedroom third floor flat with secure parking in this convenient riverside location close to Ipswich station and town centre.



COMMUNAL HALL Lift and stairs

ENTRANCE HALL Electric Heater, Entry Phone. Airing cupboard housing hot water system.

Doors to

LIVING/DINING 21' x 14' 3" (6.4m x 4.34m) max Two electric heaters. Double glazed sliding patio doors to balcony overlooking river.

Opens to fitted kitchen area with electric hob, oven under and extractor above, integrated fridge/freezer, plumbing for washing machine, double glazed window to rear.

BEDROOM 1 10' 5" x 11' (3.18m x 3.35m) Double glazed



window to front, electric heater, built in mirrored wardrobes.

BEDROOM 2 10' 2" x 9' (3.1m x 2.74m) Double glazed window to side. Electric heater.

BATHROOM 6' 10" x 5' 6" (2.08m x 1.68m) Three piece suite comprising panelled bath with integrated shower over, low level flush w.c, pedestal wash hand basin, extractor fan and light with shaver pint.

SECURE BASEMENT PARKING

COMMUNAL GARDEN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.