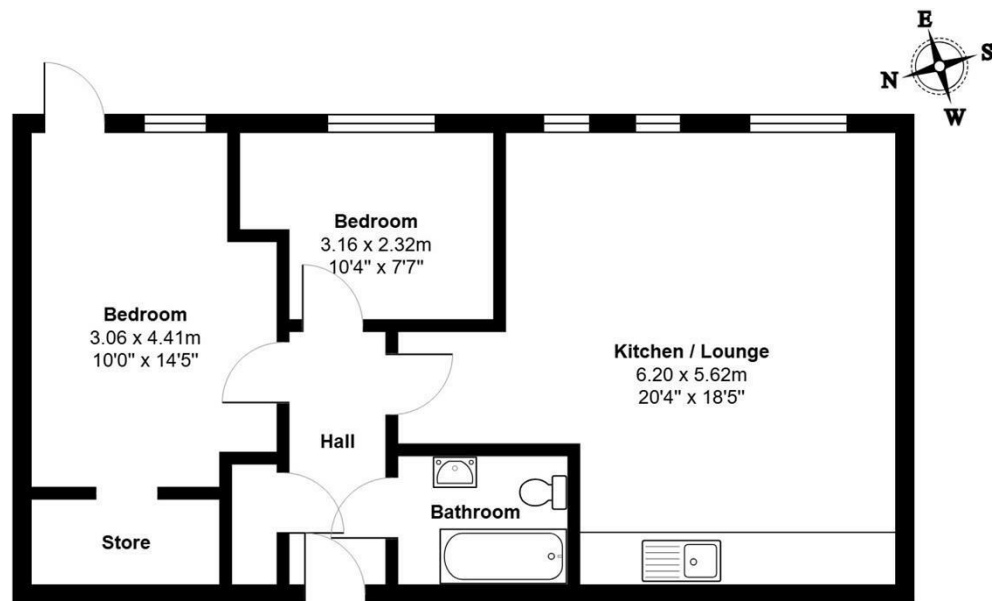
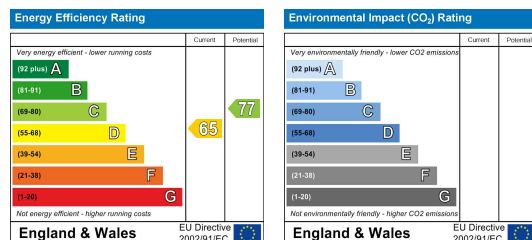




Total Area: 60.6 m<sup>2</sup> ... 652 ft<sup>2</sup>



#### THE PROPERTY MISDESCRIPTIONS ACT 1991

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. 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 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.

#### DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



## 24 Lloyds Avenue, Ipswich IP1 3HD

£130,000

**TOWN CENTRE LIVING - NO ONWARD CHAIN** – A spacious two-bedroom New York loft-style 1st floor apartment, ideally located in the heart of Ipswich town centre. This characterful warehouse style apartment offers a generous open-plan kitchen, dining and living area featuring a fitted kitchen, creating an ideal space for both relaxing and entertaining. Gas central heating, wood flooring, high ceilings - ready to move into, call now to book your viewing.



Flat 1, 24 Lloyds Avenue, Ipswich, IP1 3HD

Ipswich

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

GOODMANS LOFTS – NO ONWARD CHAIN – A spacious two-bedroom New York loft-style 1st floor apartment, ideally located in the heart of Ipswich town centre. This characterful warehouse style apartment offers a generous open-plan kitchen, dining and living area featuring a fitted kitchen, creating an ideal space for both relaxing and entertaining. The accommodation also comprises two well-proportioned bedrooms and a modern bathroom. Boasting impressive high ceilings and an authentic warehouse-style feel, the property further benefits from gas central heating, wood flooring throughout, and low service charges. An excellent opportunity for first-time buyers, professionals, or investors seeking a stylish home in a prime central location.

ENTRY PHONE INTERCOM SYSTEM

Door to communal hall

Stairs to 1st floor - Door to

ENTRANCE HALL:

ENTRY PHONE INTERCOM SYSTEM, doors off to room, large useful storage cupboard.

OPEN PLAN LIVING SPACE: 20'4 x 18'5 (6.20m x 5.61m)

LOUNGE:

Windows to rear, radiator, wood flooring, high ceilings, opens to kitchen space. Cupboard housing combi boiler (not tested)

KITCHEN:

Range of wall and base units, fitted appliances (not tested) work tops, drawers, sink and drainer.

BATHROOM:

Tiled walls and floors, extractor fan, bath with a mixer shower tap attachment, W.C, hand wash basin and a radiator.

BEDROOM ONE: 14'5 x 10 (4.39m x 3.05m)

Window and door to rear ( access to fire escape stairs ), wood flooring, high ceilings, radiator, Access to walk in storage with a wardrobe.

BEDROOM TWO: 10'4 x 7'7 (3.15m x 2.31m)

Window to rear, wood flooring, radiator, built in wardrobe space. High ceilings.

USEFUL INFORMATION LEASEHOLD:

The vendors have informed us that the council tax band is B and the property is on a water meter. Ground is £200 per year, Service charge is £1,000 per year and .length of lease has 99 years remaining

