

Flat 40, Centrums Court Pooleys Yard , Ipswich, IP2 0AR

- Secure underground parking space for one vehicle
- New Hot Water Tank installed in Dec 2025
- Town Centre Location
- 2 Min walk to the train station
- River views from each bedroom and the living area
- Modern kitchen
- Large open plan kitchen/diner/lounge
- Ample storage
- Large balcony with river views

£1,250 Per month

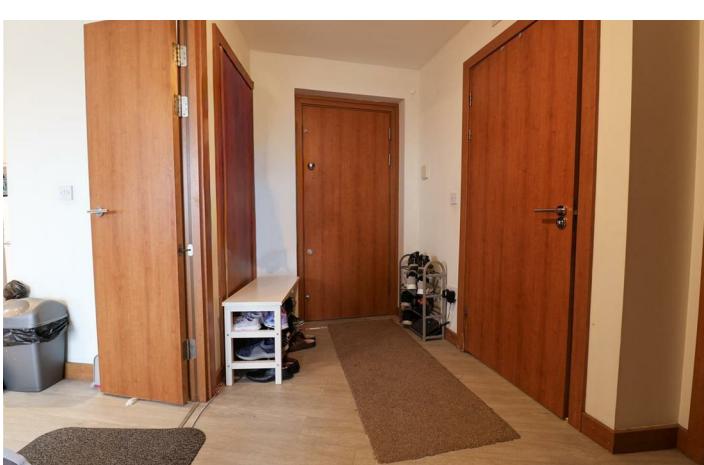


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[Directions](#)





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	