

LEASEHOLD



Apartment

## 2 LIME TREE PLACE, IPSWICH, IP1 5FA

£145,000

### FEATURES

- First floor apartment
- Master ensuite and Main Bathroom
- Parking space for one car
- Two Large Communal Gardens
- Two double bedrooms
- Open Plan Living Space/Kitchen/Dining Area
- Vendor has found
- Two Bike Sheds



# 2 Bedroom Apartment located in Ipswich

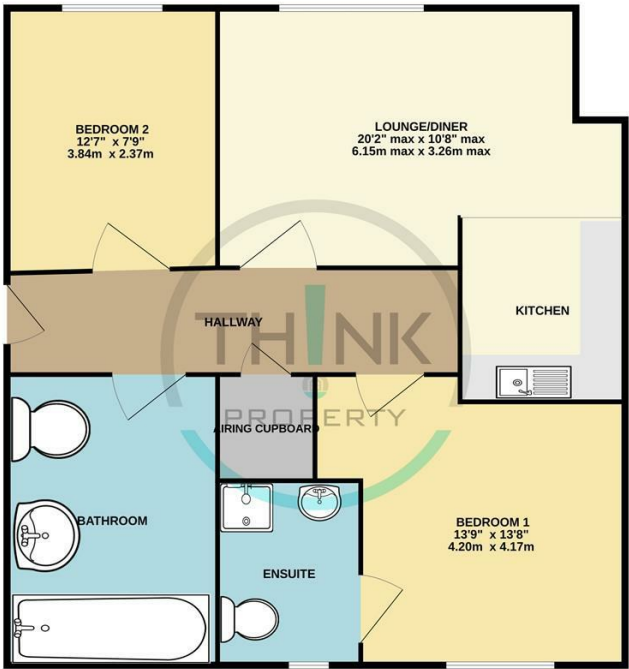
Welcome to this charming first-floor apartment located in the desirable Lime Tree Place, Ipswich. This delightful property boasts two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable living space.

As you enter, you will be greeted by a well-appointed reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The apartment features two modern bathrooms, ensuring convenience and privacy for all residents.

One of the standout features of this home is the underfloor heating throughout, providing a cosy and comfortable environment during the colder months. The communal gardens offer a lovely outdoor space for residents to enjoy, perfect for a leisurely stroll or a peaceful moment in nature. Its located on private cul de sac.

Additionally, this property includes parking for one vehicle, a valuable asset in this bustling area. Lime Tree Place is well-situated, providing easy access to local amenities, transport links, and the vibrant culture of Ipswich.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Call us on  
**01603 338433**

[norwich@thinkproperty.ltd](mailto:norwich@thinkproperty.ltd)  
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**Council Tax Band**  
**A**

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

