



IPSWICH SUFFOLK

LIVING
THE
HIGH LIFE

THE
PENTHOUSE

St Nicholas Court
IP1 1TG



ST LAWRENCE CHURCH, IPSWICH, HOUSES THE OLDEST CIRCLE OF CHURCH BELLS IN THE WORLD.

POSITION

Ipswich is a town steeped in history and you'd be hard pushed to move far in the town centre without seeing something worth stopping for. It is the oldest Anglo-Saxon town in England and has a rich heritage and proud history.

Suffolk's county town was granted a royal charter in 1200 and has been closely linked with the discovery of the New World and with historical figures such as Cardinal Wolsey and Charles Dickens and finally not forgetting the world-famous burial site of King Raedwald at Sutton Hoo!

St Nicholas Court, situated off St Nicholas Street, is arguably one of the premier locations of Ipswich. Bustling bars, restaurants, café houses and boutique shops are just some of the attractions and amenities within a stones-throw of this premium Penthouse.

A few minutes stroll north, and you'll find yourself in the open green spaces of Christchurch Park and the historic Christchurch Mansion, built on the site of the Holy Trinity Priory, which was founded in the 12th Century. To the south, you're at the foot of Ipswich Marina, one of the main focal points of the Town, not least with the sailing and boating fraternity. There are further superb options; the stylishly award-winning Salthouse Harbour Hotel, individual bistros & eateries, cultural cafés & bars, the innovative Jerwood Dance House, the University of Suffolk and independent businesses, all sharing the beautiful waterside setting.

Top performing schools in town include Ipswich School & St Joseph's College. Transport links include Ipswich Railway Station, about a 10-minute walk, with regular mainline

2 BEDROOMS

2 BATHROOMS

KITCHEN & BREAKFAST BAR

DINING

RECEPTION

CONSERVATORY

MEZZANINE STUDY

LARGE TERRACE

BALCONY

LIFT

UNDERGROUND PARKING

services to London's Liverpool Street (approx. 70 minutes), Norwich (approx. 43 minutes) and Cambridge (approx. 82 minutes). Major arterial routes include the A12 & A14 linking London's M25, Stansted Airport, Cambridge and the Midlands.

Recreational activities include golf courses, horse riding, sailing & go-karting.



DESCRIPTION

It's difficult to find an apartment as impressive as this in the centre of Ipswich.

Walking under the 'archway' of St Nicholas Court, you feel a real sense of shutting the door behind town life. The development is tucked away, behind the retail façade of St Nicholas street, accessed via the large wrought-iron vehicular gates or pedestrian side gate; this quiet exclusive enclave is the perfect tonic from the hustle and bustle of everyday life.

Access to the apartment is by a private foyer, exclusively used, though not demised, to the property and its owners. Upon entering the Penthouse you're immediately struck by the impressive lateral living, and typically with a top floor position, there's an abundance of natural light streaming through the principal rooms. The main reception is generous in size, with well-balanced living to accommodate either formal or informal entertaining.

There is a fully fitted kitchen with granite worktop surfaces, electric cooker & oven, integrated fridge freezer, extractor hood, and built-in dishwasher. The flat has multi-zoned underfloor heating, which can be operated from each room, allowing independent climate control, along with double-glazed windows in every room.

The master bedroom with an ensuite bathroom, has its own private west facing balcony and gets the evening sun. The second bedroom, overlooking the roof terrace, is served by a further bathroom. There is plenty of storage in both these rooms along with built-in cupboards in the hallway. The conservatory is the perfect snug and overlooks the large roof terrace, ideal for catering to family and friends. The unique circular dining area is a great addition for those grownup dinner parties.

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There is a spiral staircase that winds its way up to a mezzanine study and has a fantastic vantage point overlooking the rooftops of Ipswich town centre.

There is secure underground parking for one car, accessed by electric gates and has the benefit of a pedestrian lift that takes you straight to the penthouse level.





Image of Christchurch Park, Ipswich

CARDINAL THOMAS WOLSEY WAS BORN IN IPSWICH IN 1475.

21 St. Nicholas Court, Ipswich

Approximate Gross Internal Area = 140.2 sq m / 1509 sq ft

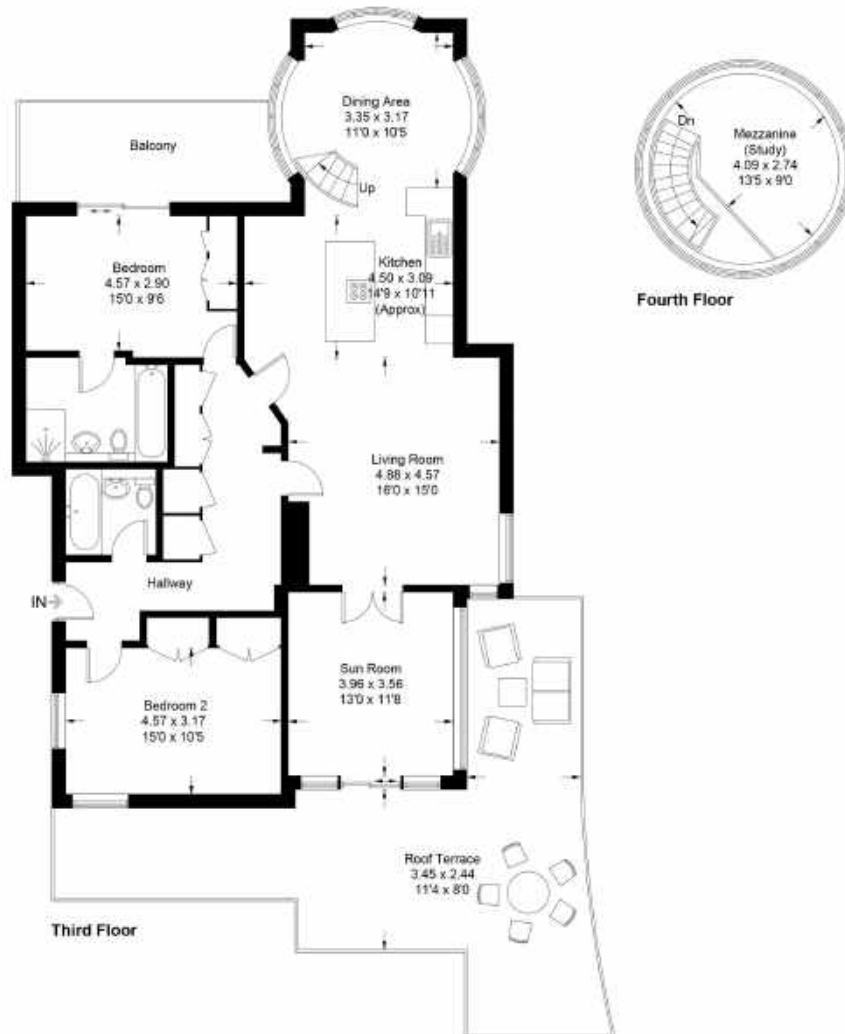


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GUIDE PRICE: £395,000

TENURE: LEASEHOLD

SERVICES: CONNECTED TO MAINS

GROUND RENT: £175 BIENNIAL

SERVICE CHARGE: £1,227 BIENNIAL

LOCAL AUTHORITY: IPSWICH BOROUGH COUNCIL

COUNCIL TAX BAND - F. EPC RATING C.

CONTACT

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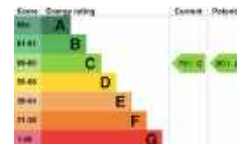
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