



FLAT 6, PARKLANDS, 30 FONNEREAU ROAD
IPSWICH, SUFFOLK

JACKSON-STOPS 

FLAT 6, PARKLANDS, 30 FONNEREAU ROAD
IPSWICH, SUFFOLK IP1 3JP

TOTAL APPROX. FLOOR AREA 1,025 SQ FT / 95.3 SQ M

A stunning first floor apartment with commanding south-facing views, redesigned by the architect owner



DISTANCES

- Town centre, Christchurch Park & Ipswich School – few minutes' walk
- Ipswich station – under 1 mile (London Liverpool Street Station 65 mins approx.)
- A12/A14 – 3 miles
- Pin Mill & access to River Orwell - 7.5 miles

FEATURES

- Lateral first floor apartment
- 12ft ceilings
- South-facing aspect
- Open plan living/dining/kitchen
- Versatile configuration
- 1 or 2 bedrooms
- Study/additional living room
- Newly fitted shower room
- Flexible use mezzanine loft
- Parking with EV charger
- Located adjacent to Christchurch Park + Ipswich School
- Walking distance to town centre + rail station
- Share of Freehold

GUIDE PRICE £280,000

THE PROPERTY

30 Fonnereau Road is the historic former residence of the Ipswich hospital supervisor and is set in a prominent location within the Christchurch Park area of the town. The building enjoys far-reaching views over Ipswich to the south, and is well positioned for access to the town centre, park, Ipswich school and rail station.

Number 6 is the principal apartment in the building, occupying the main reception rooms of the original residence, which features two large south facing bay windows and 12ft ceilings, that offer a sense of space and grandeur. Renovated to a high standard by the architect owner, the accommodation extends to over 1,000 sq ft and is arranged as open-plan living/dining/kitchen area with sliding doors opening to a versatile room that could be utilised as a bedroom, study or additional living room. A mezzanine loft above the entrance area provides a flexible space, whilst to the rear of the property is the bedroom and shower room.

The freehold of the building is owned and managed by leaseholders, and a programme of works has been completed over recent years, including external painting and roof repairs.



LOCATION

Fonnereau Road lies on the Northern side of Ipswich, adjacent to the historic 82-acre Christchurch Park and in the heart of the conservation area. The top performing Ipswich School is a 'stone's throw' from the front door, and within walking distance are all of the town's central amenities, its pubs, restaurants, shops and offices, together with the rail station from where regular main line rail services run to London's Liverpool Street station in about 65 minutes.

PROPERTY INFORMATION

What3words: snow.earth.poet

Services: Mains water, gas and electric are connected.

Mobile: Ofcom reports a good mobile coverage from all four main providers.

Broadband: Ofcom reports ultrafast broadband is available at the property. The owner advises that full fibre is installed in the apartment.

EPC: E

Council Tax: Band C

Local Authority: Ipswich Borough Council.

Tenure: Leasehold with share of Freehold.

Fixtures and Fittings: Items regarded as fixtures and fittings are initially excluded from the sale, although certain items may be available by separate negotiation.

Viewings: By appointment with Jackson-Stops
Tel. 01473 218218.



IPSWICH

01473 218 218

ipswich@jackson-stops.co.uk

jackson-stops.co.uk

OnTheMarket.com

rightmove



JACKSON-STOPS

PROPERTY EXPERTS SINCE 1910