



Yeoman Close, Ipswich, IP1 2QB

O.I.E.O £130,000 Leasehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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NO ONWARD CHAIN - We are delighted to be offering for sale this beautifully well presented 2 bedroom 3rd floor apartment which has been refurbished to a good standard by the current owner. The apartment is within walking distance to the town centre, local supermarket, schools, rail station, retail park and easy access to A12/A14 trunk roads. The apartment offers a balcony with river views, entrance hall, open plan kitchen/dining/lounge, 2 bedrooms with master with en-suite plus family bathroom, double glazing throughout, electric convector heating and under cover allocated parking. DON'T MISS OUT.

COMMUNAL ENTRANCE

Double glazed communal door into entrance hall with Pigeon hole letter boxes for apartments, stairs to all floors, a lift is accessible via neighbouring block.

ENTRANCE HALL

Laminate flooring, electric convector heater, airing cupboard housing hot water cylinder, doors to bedrooms, kitchen and bathroom.

KITCHEN AREA

11' 7" x 9' (3.53m x 2.74m) Modern fitted kitchen with eye level and matching base units with roll edge work tops, breakfast bar, 4 ring electric hob with modern extractor over, electric wall oven, integrated fridge/freezer, laminate flooring.

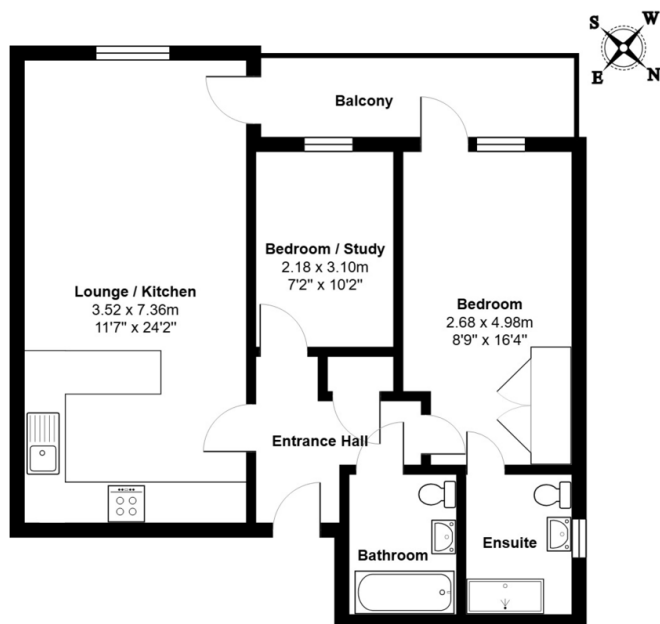
LOUNGE/ DINING

13' 0" x 11' 7" (3.96m x 3.53m) Laminate flooring, panelled walls, double glazed window to rear aspect with river views, double glazed door onto balcony over looking the river and tree tops.

BEDROOM 1

16' 2" max x 8' 9" max (4.93m x 2.67m) Carpeted flooring, electric convector heater, double glazed window and door out to balcony with river views, 2 door built in wardrobe, door into en-suite.





Total Area: 61.7 m² ... 664 ft² (excluding balcony)

EN-SUITE

7' 3" max x 5' 5" max (2.21m x 1.65m) Comprising low level WC, wash hand basin with storage cupboards under, shower cubicle, heated towel rail, double glazed window to side aspect, extractor fan, tiled flooring, shaver socket.

BEDROOM 2

10' x 7' 2" (3.05m x 2.18m) Carpeted flooring, electric convector heater, double glazed window to rear aspect with river views.

BATHROOM

7' 4" x 5' 6" (2.24m x 1.68m) Comprising low level WC, wash hand basin and bath with mixer shower attachment, vinyl floor covering, extractor fan, heated towel rail, panelled wall.

PARKING

Under cover parking fob for remote controlled shutter door with designated parking space for one car.

LEASE DETAILS

106 remaining years.

Service charge Current £2,400.00 P.A.

Ground rent £250.00 P.A.

SERVICES

We understand all mains services are connected (Except for Gas).

NEAREST SCHOOLS

Handford Hall primary school, Westbourne Academy.

COUNCIL

Ipswich Borough Council

Council Tax Band (B) £1,753.15

CONSUMER PROTECTION REGULATIONS 2008

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Yeoman Close IPSWICH IP1 2QB	Energy rating C	Valid until: 14 September 2030
		Certificate number 9058-4030-7281-7420-1244



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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