



Flat at 11 St. Georges Street, Ipswich, IP1 3DA

Guide Price £115,000 Leasehold



ipswich & suffolk estate agents
Part of the Your Ipswich Group

Flat at 11 St. Georges Street, Ipswich, IP1 3DA

SUMMARY

CHAIN FREE - An immaculately presented, as new and never lived in, fully furnished one double bedroom apartment, conveniently located in the town centre within easy walking distance of the Ipswich to London mainline train station. Newly purchased in 2011 and due to a change of circumstances the owner never moved in, as such, the property is being sold with all furnishings and white goods included in the sale, most of which has never been used. The apartment is accessed via a communal entrance lobby and stairs rising to the second floor landing where the well proportioned private accommodation comprises; entrance hall, stylish lounge-kitchen-diner, double bedroom and bathroom. To the outside there are attractive communal gardens, Zone 2 on road permit parking is available subject to application. Early viewing is highly recommended.



COMMUNAL ENTRANCE LOBBY

Stairs rising to second floor.

SECOND FLOOR LANDING

Apartment entrance door to entrance hall.

ENTRANCE HALL

Wall mounted electric heater, built-in airing cupboard housing hot water tank, wall mounted remote entry intercom, doors to.

LOUNGE-KITCHEN-DINER

11' 11" max. approx. x 21' 2" max. approx. (3.63m x 6.45m)
Double glazed French doors opening in with Juliette style balcony, two wall mounted electric heaters, a stylish contemporary range of gloss fronted base and eye level cupboard and drawer fitted units with under unit courtesy lighting over slate effect work surfaces, inset stainless steel sink drainer unit with mixer tap, built-in electric oven and grill, inset electric hob with extractor chimney over, integrated fridge-freezer and integrated washer-dryer, part wood effect vinyl flooring, part carpeting, television, Sky and telephone point, various furnishings to remain.



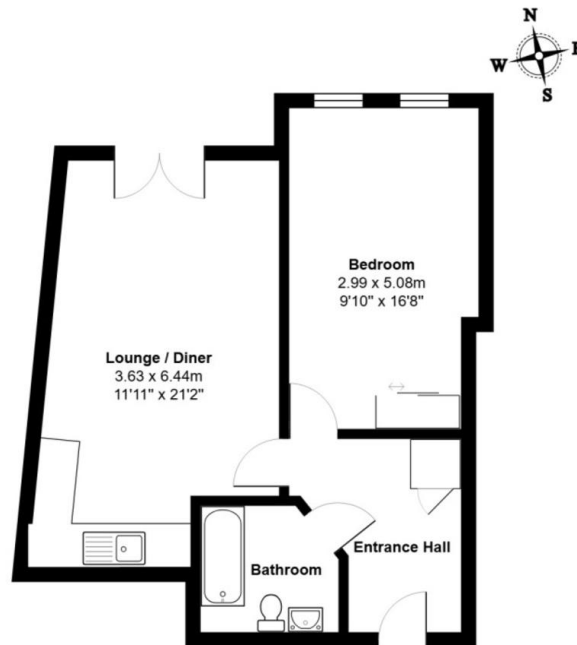
BEDROOM

9' 10" max. approx. x 16' 8" max. approx. (3m x 5.08m) Twin double glazed sash windows to front, wall mounted electric heater, built-in sliding mirror fronted wardrobe, various furnishing to remain.

BATHROOM

Chrome heated towel rail, panel bath with mixer tap and thermostatic shower with side screen, pedestal hand-wash basin with mixer tap, low level WC, tiled splash backs, wood effect vinyl flooring.





Total Area: 49.4 m² ... 532 ft²

OUTSIDE

To the rear there is a well-kept attractive communal garden which is securely accessed.

PERMIT PARKING

On road Zone 2 permit parking is available by application to Ipswich Borough Council at an approximate cost of £64 PA.

LEASE DETAILS

Lease Remaining - Approximately 86 years in 2025.
Ground Rent - Approximately £150 PA.
Service Charge - Approximately £1,200 PA.

IPSWICH BOROUGH COUNCIL

Tax Band A - Approximately £1,572.36 PA (2025-2026).

NEAREST SCHOOLS (.GOV ONLINE)

St Matthew's C of E primary and Stoke High or Ormiston Endeavour secondary.

DIRECTIONS

Leaving Ipswich town centre and heading West on Crown Street/A1156 towards Tower Ramparts, continue to follow A1156, at the roundabout, take the 3rd exit onto Berners Street, turn right onto Bedford Street, turn right onto St. George's Street, the destination will be on the right cornering Bedford Street and St. Georges Street.

BROADBAND AND MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

AGENT'S STAMP DUTY NOTE

Please be advised that as of the 1st of April 2025, the government is changing the stamp duty and land tax structure on all residential purchases, which may affect the cost of stamp duty and land tax for your property purchase.

As of the 1st of April 2025, stamp duty and land tax will become due on all residential purchases of £125,000 or more. First time buyers will be required to pay stamp duty and land tax on all purchases of £300,000 or more.

If you are purchasing a second home, you will also be required to pay an additional 5% stamp duty and land tax.

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.

Energy performance certificate (EPC)		
Flat 11 St. Georges Street IPSWICH IP1 3DA	Energy rating C	Valid until: 23 March 2035
		Certificate number: 1405-8575-5002-1027-3602
Property type	Top-floor flat	
Total floor area	29 square metres	



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

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