

Stoke Quay, Ipswich, IP2 8SN

Guide Price £115,000 Leasehold

ipswich &
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agents
Part of the Your Ipswich Group

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SUMMARY

CHAIN FREE - A well presented and proportioned, one double bedroom third floor apartment with balcony enjoying river views and allocated parking space in gated resident's car park. Conveniently located on the bustling Ipswich Waterfront, within striking distance of the town centre and Ipswich to London mainline train station, the accommodation comprises; communal entrance hall, lift and stairs to all floors, private entrance to apartment entrance hall, fitted kitchen, lounge-diner with railed balcony off, double bedroom with fitted wardrobes, and bathroom. The resident's car park is accessed via a fob operated gate and there is one allocated parking space, there is also a fob operated personal door from the car park into the building. Early viewing is advised.

COMMUNAL ENTRANCE HALL

Resident's post boxes, lift and stairs to third floor landing, private entrance door to apartment.

APARTMENT ENTRANCE HALL

Built-in airing cupboard housing hot water tank, wall mounted electric panel heater, doors to.

KITCHEN

7' 11" x 7' 6" approx. (2.41m x 2.29m) Electric floor level kick heater, a range of base and eye level fitted cupboard and drawer units with rolled edge work surfaces, built-in electric oven with inset electric hob and extractor over, inset stainless steel sink drainer unit with mixer tap, spaces for fridge-freezer and washing machine, tiled splash backs, wood effect flooring, inset ceiling lights.

LOUNGE-DINER

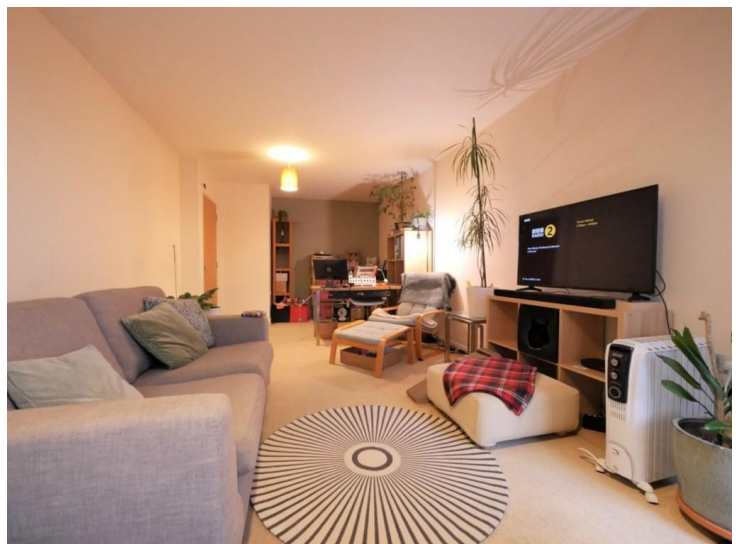
26' 3" max. approx. x 10' 10" max. approx. (8m x 3.3m) Two double glazed windows to rear, double glazed door opening onto railed balcony, wall mounted electric panel heaters, television point, telephone point.

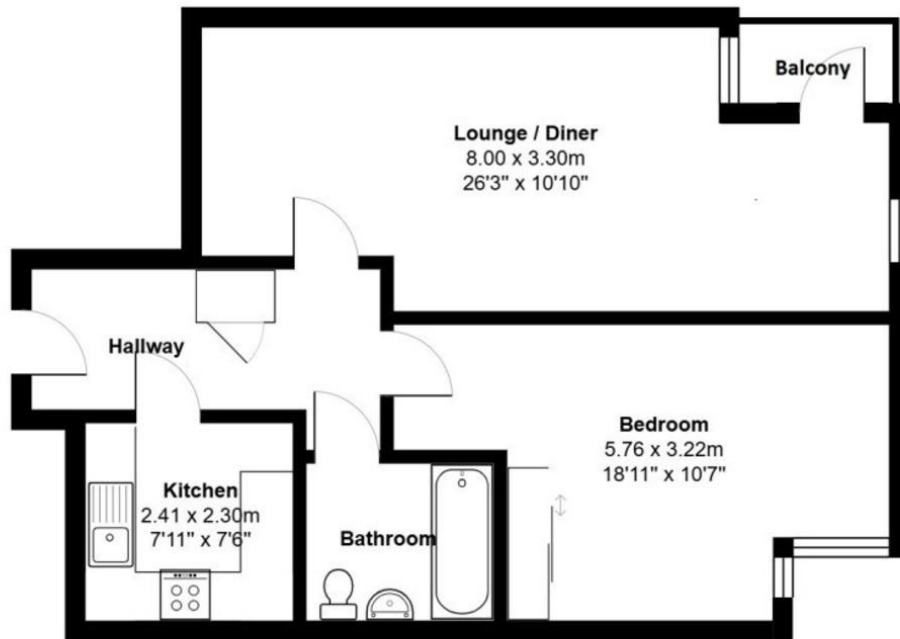
BALCONY

6' x 3' 2" approx. (1.83m x 0.97m) Railed balcony enjoying panoramic views over the river and waterfront.

BEDROOM

18' 11" max. approx. x 10' 7" max. approx. (5.77m x 3.23m) Dual aspect internal corner window, wall mounted electric panel heater, built-in sliding mirror fronted wardrobe.





All measurements are maximum and approximate

BATHROOM

Heated towel rail, panelled bath with shower over, pedestal hand-wash basin, low level WC, recessed mirror behind vanity surface, shaver socket, extractor fan, tiled splash backs, vinyl flooring.

OUTSIDE

The resident's car park is accessed via a fob operated gate and there is one allocated parking space, there is also a fob operated personal door from the car park into the building.

LEASE DETAILS

Ground Rent approximately £150 PA (2024-2025).
 Service Charge approximately £2,412 PA (2024-2025).
 Lease Remaining approximately 178 years (2024-2025), originally 200 years from 2003.

IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,753.15 (2024-2025).

NEAREST SCHOOLS (.GOV ONLINE)

Hill Side Primary and Stoke High Secondary.

DIRECTIONS

Leaving Ipswich town centre and heading south-west towards Civic Drive/A1022, at the roundabout, take the 2nd exit onto Civic Drive/A1022, continue to follow A1022, at the roundabout, take the 2nd exit onto Bridge Street, at the roundabout, take the 1st exit onto Bridge Street/A137, turn left onto Dock Street, continue onto Stoke Quay, the destination will be on the right.

BROADBAND & 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>

AGENTS 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)			
Stoke Quay IPSWICH IP2 8SN	Energy rating B	Valid until:	2 July 2033
		Certificate number:	0390-2867-2230-2107-5861
Property type	Mid-floor flat		
Total floor area	80 square metres		



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

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