



Penthouse , 3 Anchor Street, Ipswich, IP3 0BU

Guide Price £155,000 Leasehold

**ipswich & suffolk** estate agents  
Part of the Your Ipswich Group

# Penthouse, 3 Anchor Street, Ipswich, IP3 0BU

## SUMMARY

CHAIN FREE - A freshly redecorated 6th floor penthouse apartment located in the bustling Ipswich Waterfront with terrific far reaching roof top views over the town and a securely gated allocated parking space, superbly convenient to bars, restaurants, the town centre, Ipswich mainline to London train station, and the University of Suffolk. A communal hallway accesses a lift and stairs which take you to the 6th floor, a landing then accesses the apartment. The accommodation comprises; an entrance hall with newly laid wood effect flooring, a light and airy lounge-diner with newly laid wood effect flooring, a quality fitted kitchen with integrated appliances and newly laid herringbone effect flooring, spacious double bedroom with built-in wardrobes and newly laid wood effect flooring, and a three piece bathroom with an Aqua Lisa shower over the bath. The resident's car park and allocated parking space is accessed by a remotely operated electrical gate. Early viewing is highly advised.



## COMMUNAL ENTRANCE

Post boxes, lift and stairs rising to 6th floor.

## LANDING

Private entrance door to apartment.

## ENTRANCE HALL

Electric heater, built-in cupboard housing electric hot water tank, wood effect flooring, doors to.

## LOUNGE-DINER

17' 4" x 10' 7" approx. (5.28m x 3.23m) Two double glazed tilt and turn windows to front with far reaching roof top views over town, two electric heaters, television and telephone points, wood effect flooring, inset ceiling spot lights, opening through kitchen.



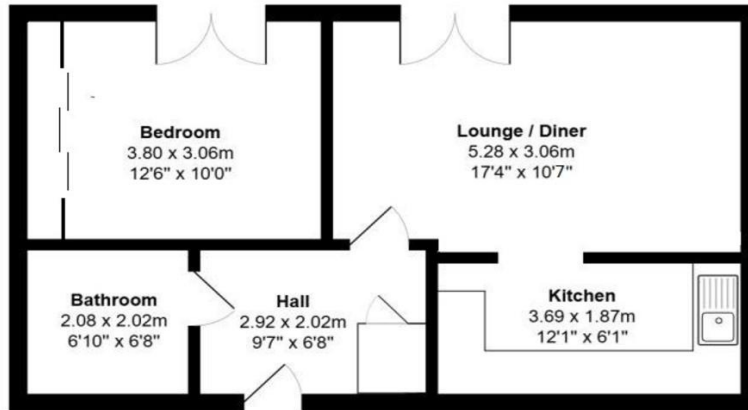
## KITCHEN

12' 1" x 6' 1" approx. (3.68m x 1.85m) A quality range of natural wood fronted base and eye level fitted cupboard and drawer units with under unit courtesy lighting over marble effect work surfaces, inset sink drainer unit with mixer tap, built-in electric oven and grill, inset electric hob with extractor hood over, integrated dish-washer, washing machine and fridge-freezer, inset ceiling spot lights, herringbone pattern wood effect flooring.

## BEDROOM

12' 6" x 10' approx. (3.81m x 3.05m) Two double glazed tilt and turn windows to front with far reaching roof top views over the town, electric heater, built-in sliding mirror fronted wardrobe, television and telephone points, wood effect flooring.





Total Area: 48.4 m<sup>2</sup> ... 521 ft<sup>2</sup>

All measurements are approximate and for display purposes only

### BATHROOM

Chrome heated towel rail, panelled bath with mixer tap and thermostatic shower over, low level WC with concealed cistern, wall hung hand-wash basin with mixer tap, granite vanity surface, part tiled walls, inset ceiling lights, vinyl flooring, extractor fan.

### OUTSIDE

There is an enclosed resident's car park with an allocated parking space and communal visitor space, which is accessed by a remotely operated electrical gate. To the front of the development there is a communal green and play area whilst to the rear there are stylish mixed material hardscaped terraces with views over the waterfront.

### LEASE DETAILS (2024-2025)

Lease- 125 Years from 1st June 2003 (approximately 103 years remaining).

Service Charge- Approximately £2,556.90 PA

Ground Rent- Approximately £200 PA

Ground Rent Review - 2028

Management company details:

Service Charge Company

EWS Property Management

Tel: 01473216200

Email: [accounts@ews.co.uk](mailto:accounts@ews.co.uk)

Ground Rent Company Details:

Simarc Property Management

[mailbox@simarc.co.uk](mailto:mailbox@simarc.co.uk)

<https://www.simarc.co.uk/contact-us/>

### IPSWICH BOROUGH COUNCIL

Tax band C - Approximately 2,003.60 PA (2024-2025).

### NEAREST SCHOOLS (.GOV ONLINE)

Cliff Lane Primary and Stoke High.

### DIRECTIONS

Leaving Ipswich town centre and heading South on Fore Street towards Star Lane/A1156, turn left at the first cross street onto Star Lane/A1156, use any lane to turn slightly right onto Star Lane, use the left lane to turn right onto Grimwade Street/A1156, turn right onto Duke Street/B1458, at the roundabout take the third exit onto Cliff Road/B1458, turn a slight right onto Patteron Road, turn right onto Anchor Street, the property is found on the left hand-side.

### 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 1<sup>st</sup> 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 1<sup>st</sup> 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

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)

Penthouse 3, Anchor Street IPSWICH IP3 0BU	Energy rating <b>D</b>	Valid until: 20 June 2030
		Certificate number: 0967-2858-6469-2990-5651
Property type	Top-floor flat	
Total floor area	51 square metres	



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

01473 289333  
[www.your-ipswich.co.uk](http://www.your-ipswich.co.uk)

125 Dale Hall Lane, Ipswich, IP1 4LS  
Email: [sales@your-ipswich.co.uk](mailto:sales@your-ipswich.co.uk)



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Registered office: 125 Dale Hall Lane, Ipswich, IP1 4LS.