



Flat at Highwood Manor, Constitution Hill, Ipswich, IP1 3RG

Guide Price 175,000 Freehold (Share Of)

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# Flat at Highwood Manor, 21 Constitution Hill, Ipswich, IP1

## 3RG

CHAIN FREE - A rare opportunity to acquire a totally refurbished two bedroomed apartment located in a prime residential area, close to Christchurch Park, currently tenanted and generating an income of £1000 per calendar month. The property benefits from new heating system, new fully fitted kitchen, UPVC double glazed sash windows, total redecoration works throughout and brand new, quality carpeting. The apartment is offered with one freehold share of the total fifteen shares of the apartments within the development. It forms an extension to the original Ipswich Boys School Highwood Manor boarding house- having been carefully converted by a local property developer in 1989. There are ample car parking spaces on site, to include visitors parking. The allocation is one car space per apartment. There are beautifully maintained communal gardens to the rear of the property – these being mainly laid to neat, open lawns interspersed with mature trees and shrub borders, and totally enclosed by 8' white brick walling.



### Summary of Accommodation

Ground Floor - Entrance Hall, Inner Hallway to two good sized double Bedrooms.

First Floor - Landing, Living Room, Kitchen and Bathroom.

Part glazed front door, with outside courtesy light, through to:

### ENTRANCE HALL

Built in electric fuse box and meter cupboard, pendant light, Quantum Dimplex storage heater, fully carpeted stairs to first floor. Door to

### INNER HALLWAY

With spotlights and doors to

### BEDROOM ONE

14' 3" x 10' 2" approx. (4.34m x 3.1m) Two sash windows, Quantum Dimplex storage heater, central light, wall light over bed.

### BEDROOM TWO

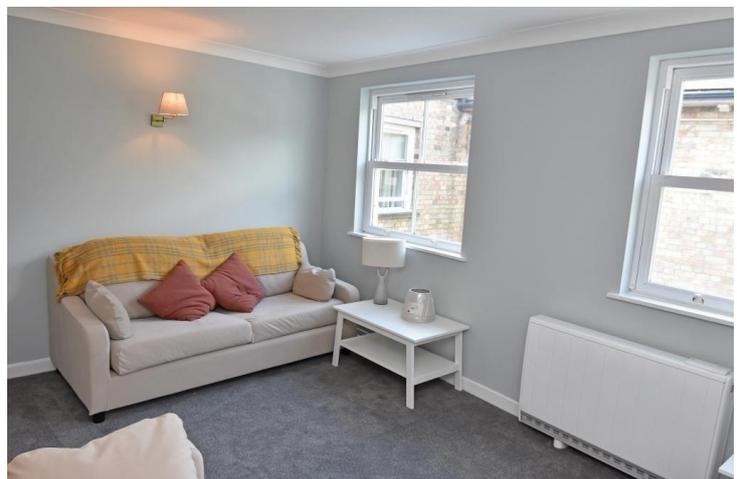
13' 10" x 9' 2" approx. (4.22m x 2.79m) One sash window, Quantum Dimplex storage heater, central light, wall light over bed.

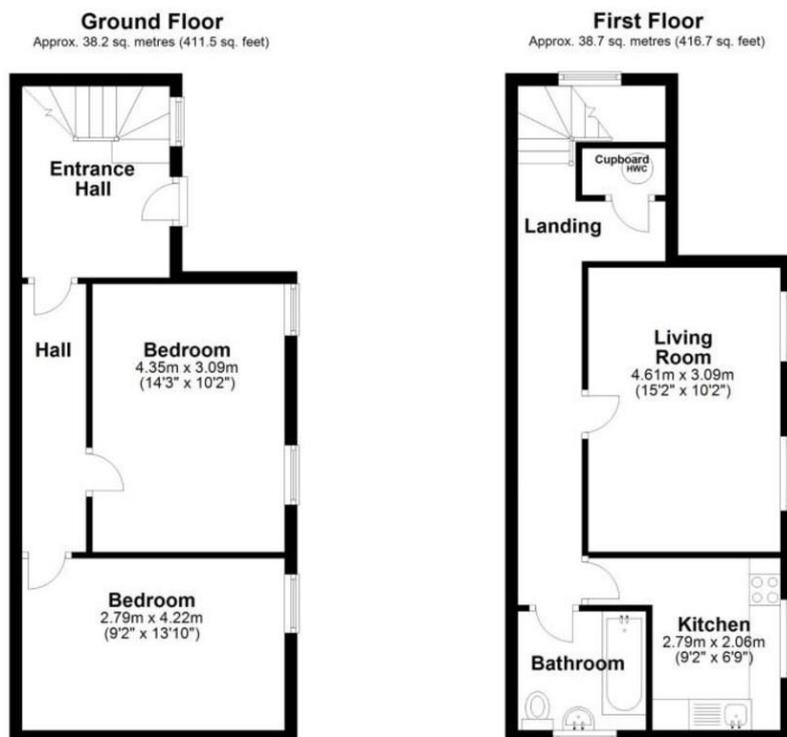
### FIRST FLOOR LANDING

Sash window over stairs, two pendant lights, built in airing cupboard housing hot water tank and secondary central heating system controls. Doors off to

### LIVING ROOM

15' 2" x 10' 2" approx. (4.62m x 3.1m) Two sash windows, three wall lights, Quantum Dimplex heater, TV point and internet point.





Total area: approx. 76.9 sq. metres (828.2 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.

#### KITCHEN

9' 2" x 6' 9" approx. (2.79m x 2.06m) Sash window, spotlights, and slate tiled floor. The kitchen has been newly fitted comprising single drainer stainless steel sink set in marble composite work surfaces with cupboards, drawers and space under. Built in washer/drier. Free standing fridge freezer. Built in 4 ring electric hob with stainless steel extractor over and built in electric oven under. Matching eye level storage cupboards.

#### BATHROOM

Sash window with obscured glass, central light fitting, slate tiled floor. Fully tiled walls. Matching white suite comprising panelled bath with shower mixer tap, pedestal wash hand basin and close coupled WC. Chrome towel radiator and extractor.

#### IPSWICH BOROUGH COUNCIL

Tax band B - £ 1,834.42 PA (2025-2026).

#### SERVICE CHARGE

here is a bi-annual service charge of approximately £1,054.22/6months. This covers building insurance and the maintenance of internal and external communal areas including lighting etc. There is an extraordinary charge of £1,725 per apartment which is payable in three instalments of £575 for the installation of fire safety improvements, the full or remaining contribution amount will be reimbursed to the buyer on completion less any contributing payments already made during the seller's ownership.

#### ABOUT THE AREA

This apartment is located in one of the best of the prime streets in Ipswich. Christchurch Park is just a 5 minute walk away and just 10minutes walk are two of the most popular Public Houses in Ipswich– The Greyhound (on Henley Road) and The Woolpack(Westerfield/Tuddenham Road junction). As well as great drinking pubs, they are renowned for their excellent food. The thriving town of Ipswich is set on the estuary of the River Orwell, providing fantastic walks and sailing, and has undergone an extensive gentrification programme in recent years, mainly around the vibrant waterfront offering many bars, restaurants, and the marina, and has become a popular "commutable" town to London. Ipswich is the county town of Suffolk and offers a wide variety of shopping, commercial and leisure facilities including a full range of sports clubs and societies, restaurants, and high street stores. There is an excellent choice of schooling within both the state and private sectors. Excellent sailing and golfing facilities are both available nearby and on the popular Suffolk Heritage Coast. Ipswich provides good access to various road networks via the A12 to the South with links to London and the M25 and via the A14 to The Midlands and M11. The railway station provides mainline railway links to London's Liverpool Street with an approximate journey time of sixty-five minutes.

#### DIRECTIONS

Leaving Ipswich town centre and head north on High St towards Upper High St, turn left onto Fonnereau Rd, turn right onto Henley Rd, turn left onto Constitution Hill, the destination will be on the left.

### 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>

### 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.

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Flat 21 Constitution Hill IPSWICH IP1 3RG	Energy rating <b>D</b>	Valid until: 5 October 2033 Certificate number: 9006-0200-2407-6656-4914
Property type	End-terrace house	
Total floor area	77 square metres	



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