

Stokebridge Maltings, Dock Street, Ipswich, IP2 8EU

O.I.E.O £135,000 Leasehold



ipswich & suffolk estate agents
Part of the Your Ipswich Group

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NO ONWARD CHAIN - An ideal opportunity to purchase this desirable 2 bedroom first floor apartment located on Ipswich waterfront with river views, walking distance to Ipswich mainline railway station with connections to London Liverpool Street, convenient to Ipswich town centre and thriving waterfront pubs and restaurants. The apartment comprises communal entrance hall with stairs to all floors, entrance hall, open plan lounge/ dining/ kitchen, 2 bedrooms and bathroom. There is a balcony overlooking the waterfront, allocated parking space and lengthy 151 year lease remaining. Suitable for first time buyers or as an investment. Early inspection recommended.

COMMUNAL ENTRANCE HALL

Carpeted flooring with internal security door, stairs rising to first floor leading to apartment.

ENTRANCE HALL

Carpeted flooring exposed beam work, storage heater, airing cupboard housing hot water tank, further storage cupboard currently being used as a walk in wardrobe, doors to lounge/dining, bedrooms and bathroom.

LOUNGE/ DINER

13' 7" x 10' 6" (4.14m x 3.2m) Carpeted flooring, exposed beam work, double glazed patio doors leading out to balcony with views over waterfront, opening into kitchen area.

KITCHEN AREA

10' 9" x 6' 8" (3.28m x 2.03m) Matching eye level and base units with roll edge work tops, circular stainless steel sink & drainer, 4 ring electric hob with extractor over, exposed beam work.

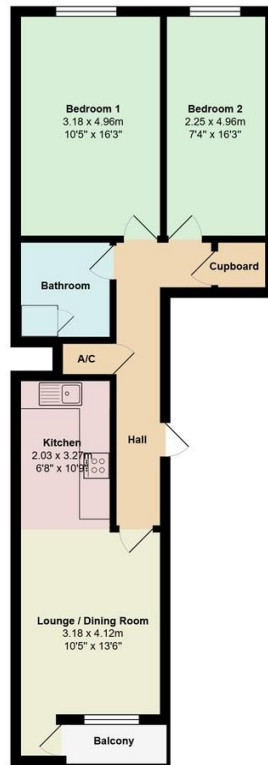
BEDROOM 1

16' 3" x 10' 5" (4.95m x 3.18m) Carpeted flooring, exposed beams, storage heater, wood framed window to front aspect.

BEDROOM 2

16' 4" x 7' 4" (4.98m x 2.24m) Carpeted flooring, electric heater, exposed beams, wood framed window to front aspect.





Total Area: 64.8 m² ... 698 ft² (excluding balcony)
All measurements are approximate and for display purposes only

BATHROOM

Comprising low level WC, wash hand basin with storage under, bath with electric shower over, exposed beams, vinyl floor covering, Dimplex wall heater, louvered sliding door into built in cupboard with plumbing for washing machine.

COUNCIL TAX

Ipswich Borough Council - Tax Band A

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>

STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

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 the Digital Markets, Competition and Consumer Act 2024 (DMCC), 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.

Stokebridge Maltings Dock Street IPSWICH IP2 8EU	Energy rating C	Valid until: 6 March 2032
		Certificate number: 0074-1209-1702-7336-1404



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

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