

Maisonette Apartment on Belstead Road, Ipswich, IP2 9AT

Guide Price £235,000 Leasehold



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# Belstead Road, Ipswich, IP2 9AT

## ELEGANT PERIOD MAISONNETTE APARTMENT WITH RICH HISTORY AND LUXURIOUS FEATURES

Step into this stunning two-bedroom period maisonette apartment, exuding timeless charm and offering substantial proportions approaching 1270sqft in total. Nestled in a prestigious location on Belstead Road, this property is part of one of the twelve original mansions built circa 1870 known as Oaklands, later thoughtfully converted into luxurious apartments in around 1981. Additionally, there is the benefit of a communal resident parking area, communal cellar, private garage, and attractive, well established communal garden.

### Accommodation Highlights:

- Entrance & Foyer:** A shared vestibule leads to a private reception foyer, setting the tone for the grandeur within.
- Sweeping Grand Staircase:** An elegant staircase rises to the first floor featured galleried landing with ornate stairwell skylight, showcasing the home's period character.
- Living & Dining Spaces:** The sitting room provides a comfortable, welcoming ambiance, complemented by a dining area ideal for entertaining.
- Kitchen:** A classic style fitted kitchen combines practicality with timeless design.
- Bedrooms:** Two spacious double bedrooms offer restful retreats.
- Bathroom:** The traditional-style bathroom boasts a freestanding ball and claw roll-top bath with a pedestal mixer tap, adding a touch of vintage luxury.
- Striking period features:** Including original stripped doors, high ceilings, tall skirtings, period fireplaces, feature stairwell skylight, and sash windows.

### Additional Features:

- Heritage and Longevity:** A robust lease of approximately 992 years and a 1/7th share of the freehold, ensures long-term security for this exceptional property.
- Prime Location:** Conveniently close to the town centre, the vibrant waterfront, and the mainline train station with direct links to London.

This exquisite maisonette apartment seamlessly blends historical charm with modern living, making it a rare and desirable opportunity.

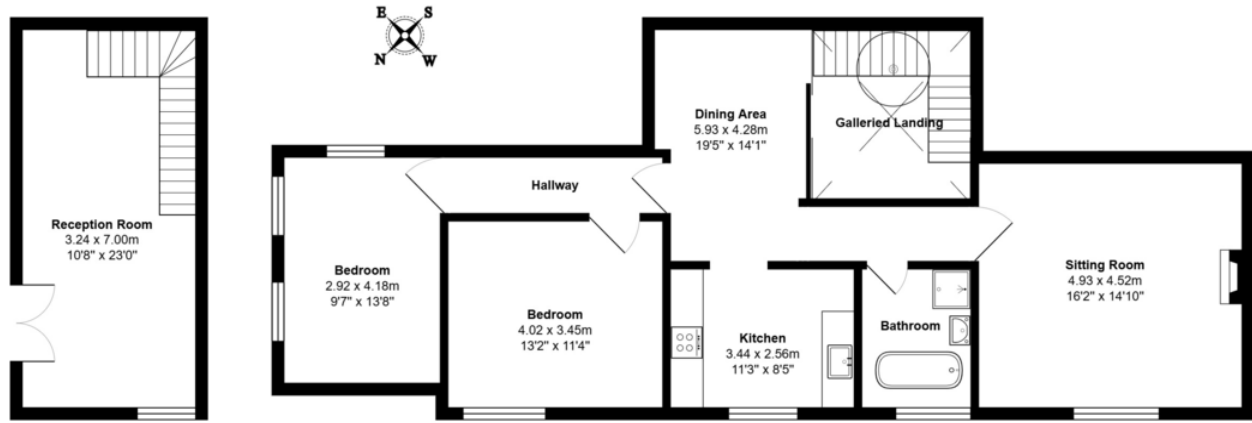
### MAIN ENTRANCE DOOR TO COMMUNAL VESTIBULE

Private accesses to two apartments.

### PRIVATE ENTRANCE TO RECEPTION FOYER

3.25m x 7.01m max. approx. Study/studio area. Oak staircase rising to the first floor. High ceiling. Coved ceiling. Radiator. Sash window to front. Narrow boarded flooring.





Total Area: 118.0 m<sup>2</sup> ... 1270 ft<sup>2</sup>

All measurements are approximate and for display purposes only

### GALLERIED FIRST FLOOR LANDING WITH DINING AREA

5.92m x 4.29m approx. With Dining Area. Large feature circular skylight. High ceiling. Coved ceiling. Polished wood banister and hand rail. Stunning archway looking down at the Reception Hall below. Radiator. Pine stripped doors to:

### KITCHEN

3.43m x 2.57m approx. Wood fronted units with granite style work surfaces. Inset butler sink with mixer tap, base cupboards and drawers under. Integrated dishwasher. Built in oven. Built in four burner gas hob with extractor over. Eye level units including illuminated glazed fronted display units, under unit lighting. Tiled flooring. Tiled splashbacks. Wall mounted chrome towel radiator. Sash window to the front.

### SITTING ROOM

4.93m x 4.52m approx. Ceiling rose. Decorative Victorian cast iron fireplace with inset tiles. Radiator. Window to front.

### BEDROOM ONE

2.92m x 4.17m approx. Double aspect sash windows to rear and side. Two radiators. Wall mounted lights over bed space.

### BEDROOM TWO

4.01m x 3.45m approx. Sash window to front. Radiator. Tiled decorative fireplace with carved mantel over.

### FOUR-PIECE BATHROOM

Ball and claw footed roll-topped bath with chrome free standing pedestal mixer tap and shower attachment over. Pedestal wash hands basin. Low level WC. Shower cubicle. Part tiled walls. Window to front. Tiled flooring.

### OUTSIDE

Tarmac driveway leads around to the front of the property where there is communal parking with onward access to a block of garages (of which number 3. belongs to the apartment).

To the rear are beautiful, mature communal gardens being laid to lawn with various trees and shrubs along with sheltered sitting areas, patio and pond.

### LEASE DETAILS

1/7th ownership of freehold.

Approximately 992 years lease remaining (2024).

Peppercorn Ground Rent (Nil) (2024).

Service Charge approximately £110 per calendar month (2024), which includes buildings insurance.

### IPSWICH BOROUGH COUNCIL

Council Tax Band B - Approximately £1,753.15 per annum (2024-2025).

### DIRECTIONS

Leaving Ipswich town centre, head north-west on Civic Dr/A1022, at the roundabout, take the 4th exit and stay on Civic Dr/A1022, continue to follow A1022, at the roundabout, take the 2nd exit onto Bridge St, at the roundabout, take the 1st exit onto Bridge St/A137, slight right onto Burrell Rd/Stoke St/B1075, turn left onto Stoke St, continue onto Belstead Rd, the destination is 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>

### 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)			
Belstead Road IPSWICH IP2 9AT	Energy rating	Valid until:	6 December 2034
	<b>C</b>	Certificate number:	2130-7502-7040-9192-3901
Property type	Ground-floor flat		
Total floor area	118 square metres		



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

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