

Stokebridge Maltings , Dock Street, Ipswich, IP2 8EU

Guide Price £140,000 Leasehold



ipswich & suffolk estate agents
Part of the Your Ipswich Group

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SUMMARY

CHAIN FREE - A highly individual, two double bedroom third storey top floor flat with generous open planned living space and dual balconies, centrally located overlooking the Ipswich Dock on the bustling regenerated Waterfront, convenient to the town centre and mainline to London train station. Displaying a wealth of original exposed timber beam frameworks and a beautifully crafted overhead timber gantry feature from it's former glory days as an industrious maltings, the accommodation comprises, open plan lounge-kitchen and dining room, inner hallway, two double bedrooms and bathroom. There is the further benefit of an extended lease of 122 years, allocated parking space and secure storage unit on the ground floor. In the valuer's opinion this property would make an ideal first time purchase or investment, and as such, early viewing is highly recommended.

ENTRANCE TO COMMUNAL LOBBY

Door to secure storage unit, stairs rising to third floor landing.

PRIVATE ENTRANCE TO ENTRANCE HALL

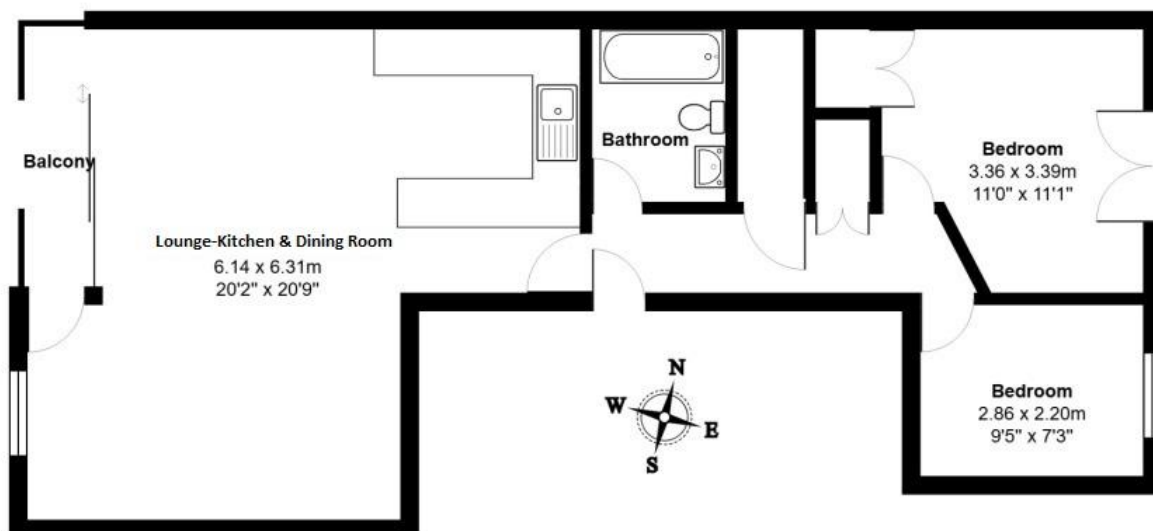
Built in cupboard housing hot water tank, built in cupboard with auto light and space with plumbing for washing machine, wall mounted remote entry intercom handset, doors to.

LOUNGE-KITCHEN & DINING ROOM

20' 9" max. x 20' 2" max. approx. (6.32m x 6.15m)

Window to rear, patio door to railed balcony with light overlooking dock, electric storage heater, wall mounted electric fire, television point, original feature timber framed gantry suspended into the vaulted ceiling by exposed timber roof trusses, lounge and dining areas, opening into kitchen area consisting of a range of base and eye level wood fronted cupboard and drawer units with display cabinet, work surfaces, inset one and a half bowl sink drainer unit with mixer tap, built in electric oven and grill, inset electric hob with extractor over, under counter space for fridge, tiled splash backs, tile effect vinyl flooring.





Total Area: 66.0 m² ... 711 ft² (excluding balcony)

BEDROOM ONE

9' 5" x 7' 3" approx. (2.87m x 2.21m) Built in cupboard, French doors opening out to railed balcony, electric storage heater, part vaulted ceiling.

BEDROOM TWO

9' 5" x 7' 3" approx. (2.87m x 2.21m) Part vaulted ceiling with roof window, electric storage heater.

OUTSIDE

Residents car park to the front with one allocated parking space.

LEASE DETAILS

Lease Length - 122 years lease remaining as of 2024.
 Ground Rent - Approximately £120 PA (2024-2025)).
 Service Charge - Approximately £2,384 PA including buildings insurance (2024-2025). Paid up to June 2025.

IPSWICH BOROUGH COUNCIL

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

NEAREST SCHOOLS (.GOV ONLINE)

Hillside Primary and Stoke High.

DIRECTIONS

Leaving Ipswich town centre and heading South West towards Civic Drive A1022, at the roundabout take the second exit onto Civic Drive A1022, continue along A1022, at the roundabout take the second exit onto Bridge Street, at the roundabout take the first exit onto Bridge Street, at the roundabout take the first exit onto Bridge Street A137, turn left onto Dock Street, the destination is on the left.

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)			
Stokebridge Mallings Dock Street IPSWICH IP2 8EU	Energy rating D	Valid until:	27 August 2034
		Certificate number:	4920-2187-0326-3001-1433
Property type		Top-floor flat	
Total floor area		66 square metres	



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

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