



Henley Court, Henley Road, Ipswich, Suffolk, IP1 3SD

Guide Price £155,000 Leasehold



ipswich & suffolk estate agents
Part of the Your Ipswich Group

Henley Court, Henley Road, Ipswich, Suffolk, IP1 3SD

SUMMARY

CHAIN FREE - A well presented two double bedroom ground floor apartment located to the desirable North of Ipswich within close proximity to Christchurch Park and Ipswich town centre. The apartment offers convenient and comfortable living space of deceptively generous proportions and is in good decorative order, the accommodation briefly comprising; entrance hall, classic style fitted kitchen, sitting and dining room, two double bedrooms and bathroom. Further benefits include double glazing throughout, gas fired warm air heating, garage en-bloc and well maintained communal areas. Early viewing is highly recommended to fully appreciate this tidy well kept ground floor example, which are of limited availability, within this sought after development.



COMMUNAL RECEPTION

Door to apartment.

ENTRANCE HALL

Three built-in cupboards, one storage, one housing the gas fired warm air heater, and one airing housing the hot water tank, warm air vent, doors to.

KITCHEN

7' 10" x 9' 10" approx. (2.39m x 3m) Double glazed window to side, a range of cream classic style base and eye level fitted cupboard and drawer units, wood effect work surfaces, inset stainless steel sink drainer unit with mixer tap, built-in electric oven and grill, inset electric hob with extractor over, tiled splash backs, under counter space for washing machine, space for fridge-freezer.



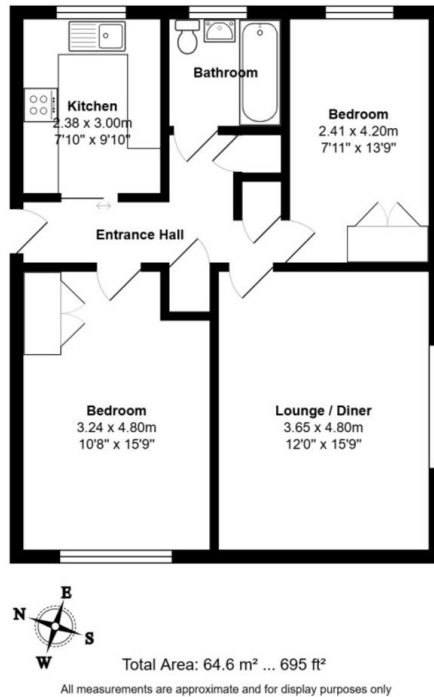
SITTING & DINING ROOM

12' x 15' 9" approx. (3.66m x 4.8m) Double glazed window with additional secondary glazing to rear, two warm air vents, television point, Sky television point, Sky Broadband point.

BEDROOM ONE

10' 8" x 15' 9" approx. (3.25m x 4.8m) Double glazed window with additional secondary glazing to side, built-in wardrobe with clothes rail and cupboard atop, two warm air vents, television point.





BEDROOM TWO

7' 11" x 13' 9" approx. (2.41m x 4.19m) Double glazed window with additional secondary glazing to front, built-in wardrobe with clothes rail and cupboard atop.

BATHROOM

Obscure double glazed window with additional secondary glazing to front, wall mounted electric fan heater, panel bath with mixer tap and shower attachment, pedestal hand-wash basin, close coupled WC, tiled splash backs.

OUTSIDE

Well kept surrounding communal gardens and garage en-bloc.

LEASE DETAILS

Lease Remaining - Approximately 88 Years.

Ground Rent - Peppercorn.

Service Charge - Approximately £1,200 PA (2025-2026), £600 payable every 6 months.

IPSWICH BOROUGH COUNCIL

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

NEAREST SCHOOLS (.GOV ONLINE)

Dale Hall primary and Northgate secondary.

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>

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)

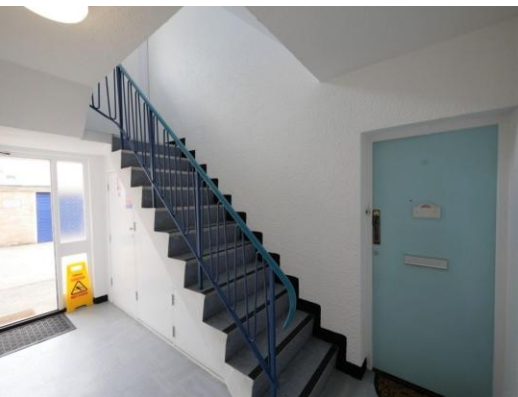
Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. 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.

Flat Hanley Court Hanley Road IPSWICH IP1 3SD	Energy rating	Valid until: 22 May 2035
	C	Certificate number: 2170-0135-2050-7104-2925
Property type		Ground-floor flat
Total floor area		65 square metres



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

01473 289333
www.your-ipswich.co.uk

125 Dale Hall Lane, Ipswich, IP1 4LS
Email: sales@your-ipswich.co.uk

