



Churchmans House, Portman Road, IP1 2BN

Price £180,000 Leasehold

**ipswich &
suffolk** estate
agents
Part of the Your Ipswich Group

Churchmans House, Portman Road, Ipswich, Suffolk, IP1 2BN

NO ONWARD CHAIN - Loft style living in the heart of Ipswich, this 2 bedroom 2nd floor apartment is currently being used as a very successful Air BNB which the current owner has benefited from after originally living in the apartment for many years. Located just a few minutes walk from Ipswich main line railway station, a short walk to Ipswich Town centre and vibrant waterfront with its bars and restaurants, next door to Ipswich Town Football Club for the sport enthusiast taking in the atmosphere at home matches. The apartment can be accessed via a staircase or lift, upon entering into a curved hall leading to 3 bedrooms, bathroom and open plan kitchen/dining/living, steps up to mezzanine area providing another sleeping area, 2 sets of double doors out to a South facing balcony with hot tub & 2 patio heaters, allocated parking space which is like gold dust in these area's.

COMMUNAL ENTRANCE

With stairs and lift access to the apartment, rear doors to carpark.

ENTRANCE HALL

Door leading to entrance hall with oak flooring, slim line radiator, door access to hot water cylinder, doors to bathroom, bedrooms and open plan living/kitchen/dining room.

LIVING/KITCHEN/DINING

28' 3" x 12' 8" (8.61m x 3.86m) Oak flooring, double glazed window to front aspect, school style radiator, 2 sets of double doors leading out to the balcony, oak fitted eye level and matching base units with granite work tops, matching island with storage drawers and wine rack, Beaumatic 5 ring gas gas cooker with stainless steel splash back and extractor, Beaumatic integrated dish washer, inset stainless steel sink with swan neck mixer tap, space for fridge/freezer, steps up to mezzanine area.

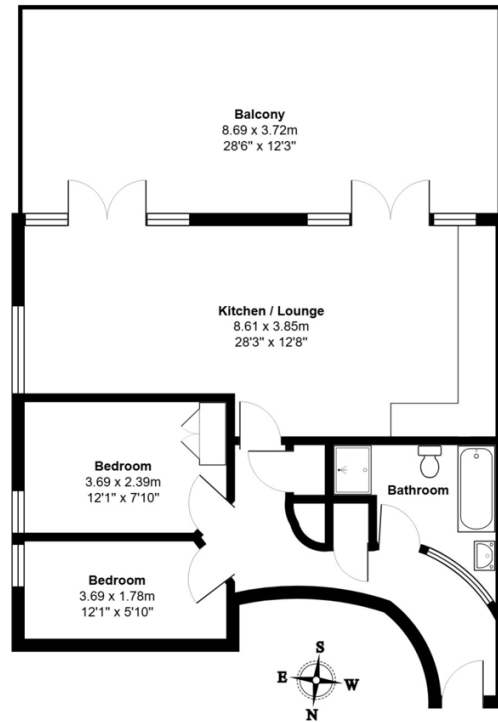
MEZZANINE AREA

24' 6" max x 12' 10" max (7.47m x 3.91m) Steps leading to mezzanine area which provides an extra sleeping area, double door deep built in storage cupboard a further double door storage one with plumbing for washing machine.

BALCONY

28' 3" x 12' 3" (8.61m x 3.73m) South facing balcony with timber decking for flooring, outside lighting, hot tub and 2 patio heaters to remain as part of the sale, tree top views up to Ipswich railway station.





Total Area: 63.3 m² ... 681 ft² (excluding balcony)

BEDROOM 1

12' 1" x 7' 10" (3.68m x 2.39m) Oak flooring, double glazed window to front aspect, radiator, wall mounted air conditioning unit, 2 door built in wardrobe with storage over.

BEDROOM 2

12' 1" x 5' 10" (3.68m x 1.78m) Oak flooring, double glazed window to front aspect, slim line wall radiator.

BATHROOM

Comprising low level WC, wash hand basin, bath with mixer shower attachment, shower cubicle, extractor fan, chrome heated towel rail, tiled flooring, curved feature glass block wall.

OUTSIDE

Main front door with access code into communal entry hall with stairs to apartments and lift for access to apartment, rear communal door leads carparking area parking space No137 is allocated to the apartment, remote controlled or code assisted gate for access and leaving.

COUNCIL TAX

Council Tax Band (D) £2,358.54

SERVICES

We understand all mains services are connected.

NEAREST SCHOOLS

Hillside primary school, Stoke High school Ormiston Academy.

LEASE DETAILS

125 lease with 100 years remaining.

Service charge £2,467.52 charge includes building insurance, communal cleaning and lift maintenance.

Ground rent £800.00 PA

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.

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.

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>

Portman Road IPSWICH IP1 2BN	Energy rating C	Valid until: 28 April 2029
		Certificate number: 2818-3000-7224-6241-2964



**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



Ipswich & Suffolk Estate Agents (trading as Your Ipswich Ltd). Registered in England, Company No: 07815579 | VAT No: 150 7321 41.

Registered office: 125 Dale Hall Lane, Ipswich, IP1 4LS.