

Flat at 12 Alderman Road, Ipswich, IP1 2DU

Guide Price £115,000 Leasehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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INTRODUCTION

A stylish top floor duplex flat of generous proportions located within striking distance of the football stadium, and easy walking distance of the mainline London train station, town centre and bustling waterfront. The spacious accommodation is accessed via communal stairs rising to the second floor, where a private entrance leads to an inner lobby with storage, and stairs which rise to a landing. Doors off the landing access a spacious sitting and dining room, fitted kitchen, double bedroom, bathroom, and walk-in dresser/store room. Twin dormers in the sitting and dining room, and bedroom, and roof windows in the kitchen and bathroom, draw in ample natural light. The communal grounds and areas are well kept by Ipswich Borough Council who are also the freeholder, resulting in reliable, reasonably costed management. There is the further benefit of two resident permit parking spaces, the cost of which is included in the service charge. Early viewing is highly recommended.

COMMUNAL ENTRANCE

Communal stairs rising to first floor.

PRIVATE ENTRANCE TO

INNER LOBBY

Storage area with tile effect flooring, and stairs rising to landing with double glazed window to front at half landing.

LANDING

Radiator, loft access, broadband point, remote entry intercom, doors to.

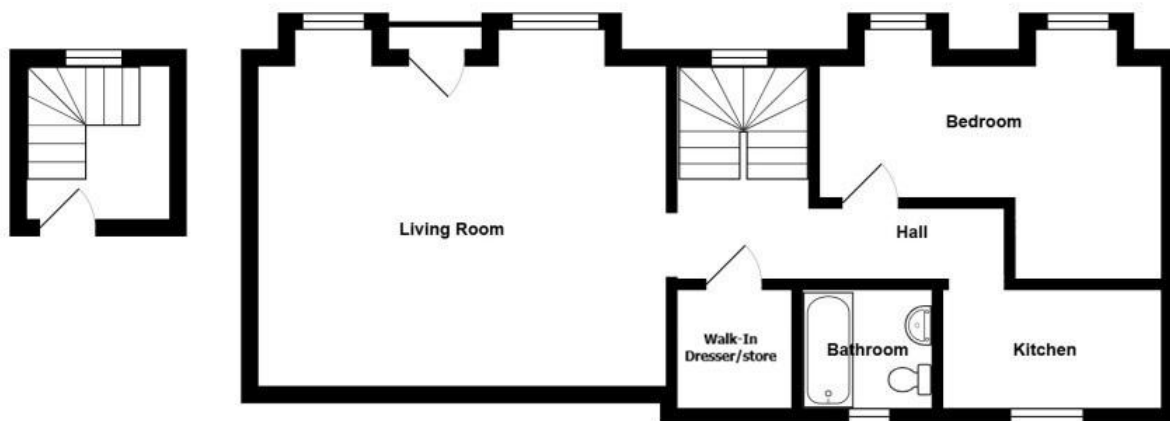
SITTING & DINING ROOM

18' 7" x 16' 5" approx. (5.66m x 5m) Twin double glazed dormer windows to front, two radiators, television point, storage in eaves, loft access.

KITCHEN

11' 10" x 7' 4" approx. (3.61m x 2.24m) Twin double glazed roof windows, a range of base level fitted cupboard and drawer units, rolled edge work surfaces, stainless steel sink drainer unit, tiled splash backs, space for electric cooker with extractor over, space for fridge-freezer, under counter space for washing machine. modern wall mounted agas fired boiler, vinyl flooring, extractor fan. White goods negotiable.





BEDROOM

18' 7" x 9' 5" narrowing to 6' 3" approx. (5.66m x 2.87m)
Twin double glazed dormer windows to front, radiator, storage in eaves.

WALK-IN DRESSER/STORE

6' 9" x 6' 7" approx. (2.06m x 2.01m)

BATHROOM

6' 5" x 7' 5" approx. (1.96m x 2.26m) Double glazed roof window, electric heater, panel bath with mixer tap and shower attachment, low level WC, mounted hand-wash basin, storage in eaves, tile effect flooring.

OUTSIDE

Well kept communal grounds, two resident permit parking spaces (included in service charge).

LEASE DETAILS

Ground Rent - Approximately £10 PA (2025-2026).
Maintenance Charge Approximately - £872 PA (2025-2026).
Lease Remaining - Approximately 95 Years (2025-2026).

IPSWICH BOROUGH COUNCIL

Tax band A - Approximately £1,572.36 PA (2025-2026).

NEAREST SCHOOLS (.GOV ONLINE)

St Matthew's C of E primary and Chantry Academy secondary.

DIRECTIONS

Leaving Ipswich town centre, head South on civic drive, at the roundabout, take the 3rd exit onto Handford Rd/A1071, turn left onto W End Rd/A137, turn left onto Sir Alf Ramsey Way, turn left onto Alderman Rd, the destination will be on the right.

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.

Flat 11 Alderman Road IPSWICH IP1 2DU	Energy rating C	Valid until: 30 March 2035
		Certificate number: 7800-2499-0922-8471-3753

Property type	Top-floor flat
Total floor area	46 square metres



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

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