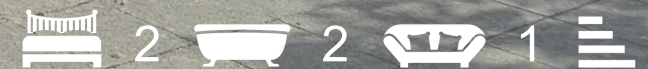


Hening Avenue, Ipswich,
£155,000



GUIDE PRICE £155,000 TO £160,000: CHAIN FREE: A two bedroom first floor purpose built apartment with a balcony overlooking a park on the Ravenswood development close to shops, facilities and A14 junction.

- **RAVENSWOOD DEVELOPMENT**
- **PURPOSE BUILT APARTMENT**
- **TWO BEDROOMS**
- **BALCONY OVER LOOKING PARK**
- **FITTED KITCHEN**
- **EN-SUITE SHOWER ROOM**
- **GAS TO RADITOR HEATING**
- **ALLOCATED PARKING SPACE**
- **PERFECT FOR FIRST TIME BUYERS**
- **NO ONWARD CHAIN**

PROPERTY:

CHAIN FREE: GUIDE PRICE £155,000 TO £160,000: A great opportunity to acquire this two bedroom first floor apartment located within the Ravenswood development close to local shops, schooling and doctors surgery. A perfect property for a first time buyer looking to get onto the property ladder, with the additional benefit of a balcony overlooking the park and one allocated parking space.

The property comprises two bedrooms (bedroom one with en-suite), fitted kitchen, living room (with picture windows and door to balcony) and separate bathroom.

Council Tax: Band B
Ipswich

LOCATION:

Situated on the first floor the property has access to the A14 trunk road and is close to Ravenswood Doctors Surgery many restaurants and Futura Park with John Lewis and Waitrose. There is also access to Ipswich town centre with its many shopping and banking facilities and the mainline railway station serving Liverpool Street and Ipswich marina with its many restaurants and bars.





COMMUNAL ENTRANCE:

Security intercom panel with access via main entrance door into the ground floor lobby, stairs to first floor landing.

ENTRANCE HALL:

Security intercom entry phone, radiator, built in airing cupboard and built in double storage cupboard.

LIVING ROOM:

13'5 red 9'10 x 12'3 (4.09m red 3.00m x 3.73m)

Radiator, two double glazed picture windows and double glazed door to balcony.

BALCONY:

13'2 x 4'10 red 2'2 min (4.01m x 1.47m red 0.66m min)

Decking to floor, balustrade and views over park.

KITCHEN:

13'3 x 6'10 (4.04m x 2.08m)

Recessed lighting, double glazed window to one elevation, radiator, stainless steel sink unit with mixer tap and cupboards under, a range of floor standing cupboard drawers and units with adjacent work surfaces, wall mounted cupboards, stainless steel filter hood over four ring gas hob, electric oven under, space for washing machine, concealed wall mounted Baxi boiler, space for fridge and tiled flooring.



**BEDROOM ONE:**

15'2 red 9'6 x 10'8 (4.62m red 2.90m x 3.25m)

Radiator, double glazed picture window to front elevation and door to :-

EN-SUITE:

6'11 x 5'5 (2.11m x 1.65m)

Extractor fan, recessed lighting, heated towel radiator, low level WC, pedestal wash hand basin, corner shower unit with shower and curved screen doors, tiled walls and tiled flooring.

BEDROOM TWO:

10'7 x 8'6 (3.23m x 2.59m)

Double glazed window to one elevation and radiator.

BATHROOM:

6'11 x 5'7 (2.11m x 1.70m)

Recessed lighting, extractor fan, low level WC, pedestal wash hand basin, panel bath with hand grips and mixer tap shower spray, radiator, tiled floor and tiled splashbacks.

COMMUNAL AREAS:

Communal gardens
Communal dustbin area
Communal bike storage rack

LEASE AND SERVICE CHARGES:

Lease length: 125 years

Lease left: 106 years

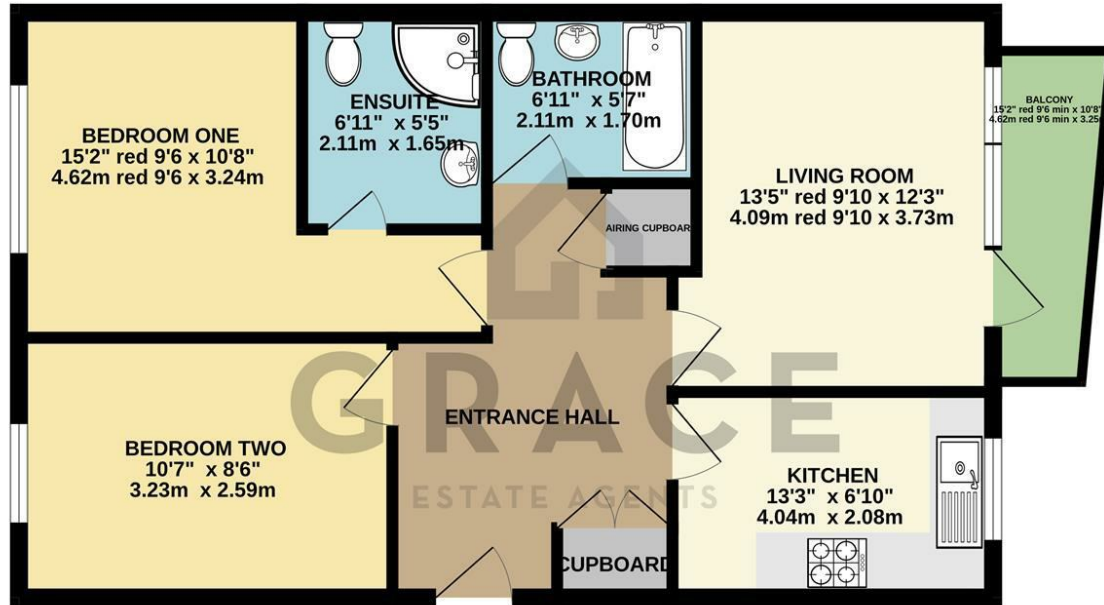
Service charges: £2,389.08

ground rent:

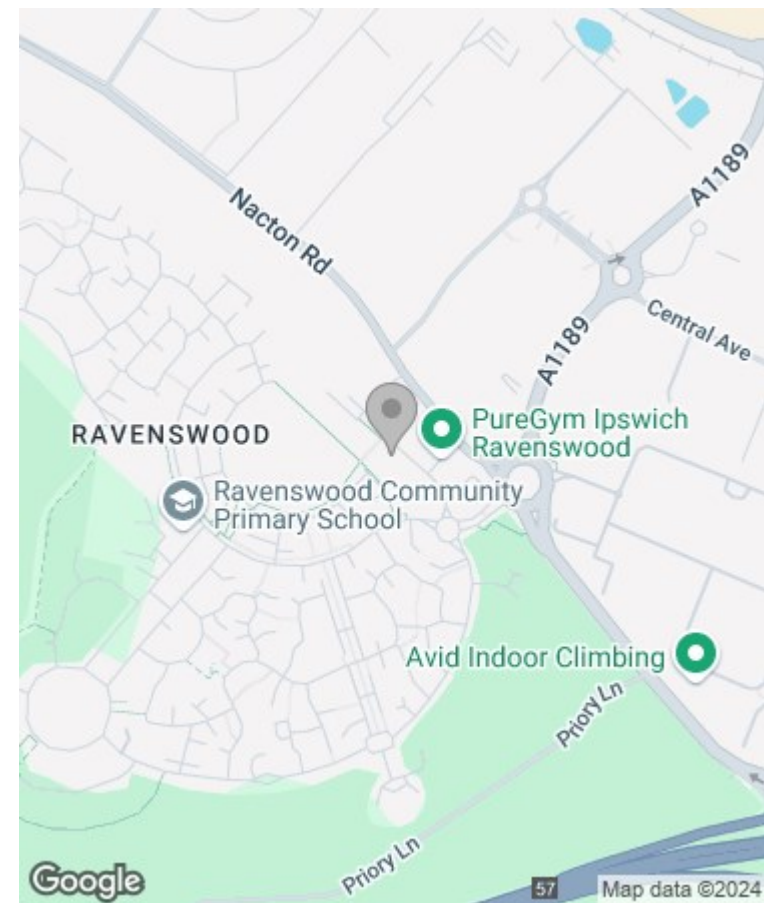




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.