



Flat 4 | Charnwood Court | Belstead Road | Ipswich | IP2 8BD

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PROPERTIES

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Flat 4, Charnwood Court, Belstead Road, Ipswich, Suffolk, IP2 8BD

“A spacious & stylishly presented two double bedroom top floor apartment set in delightful communal grounds with off-road parking.”

Description

A spacious and stylish two double bedroom top floor apartment located in a convenient position for both the town centre as well as destinations further afield via the A14.

Notable benefits include delightful communal gardens as well as an allocated parking space.

About the Area

The thriving town of Ipswich is set on the estuary of the River Orwell and has undergone an extensive gentrification programme in recent years, mainly around the waterfront and has become a popular “commutable” town to London. Ipswich is the county town of Suffolk and offers a wide variety of shopping, commercial and leisure facilities including a full range of sports clubs and societies, restaurants and high street stores. There is an excellent choice of schooling within both the state and private sectors.

Excellent sailing and golfing facilities are both available nearby or on the popular Suffolk Heritage Coast. Ipswich provides good access to various road networks via the A12 to the South with links to London and the M25 and via the A14 to The Midlands and M11. The railway station provides mainline railway links to London’s Liverpool Street with an approximate journey time of sixty-five minutes.

The accommodation in more detail comprises:

Communal Entrance Hall

With stairs leading all the way to the top floor, which in turn leads to the front door.

Entrance Hall

Light and airy entrance with picture rail, access to loft, door to storage cupboard housing the Baxi boiler and doors to:

Sitting Room Approx 14’3 x 13’9 (4.34m x 4.19m)

Generous light and airy space with substantial window to the rear aspect, picture rail and feature inset with fireplace with attractive surround on a tiled hearth and wooden mantel over.

Kitchen/Dining Room Approx 13’8 x 10’8 (4.17m x 3.25m)

Recently refitted kitchen with a matching range of wall and base units with wooden worktops over and inset with one and a half bowl stainless steel sink, drainer and chrome mixer tap. Integrated appliances include oven with four ring induction hob with extractor over, fridge and freezer. Space for washing machine, tiled flooring, skylight and spotlights.

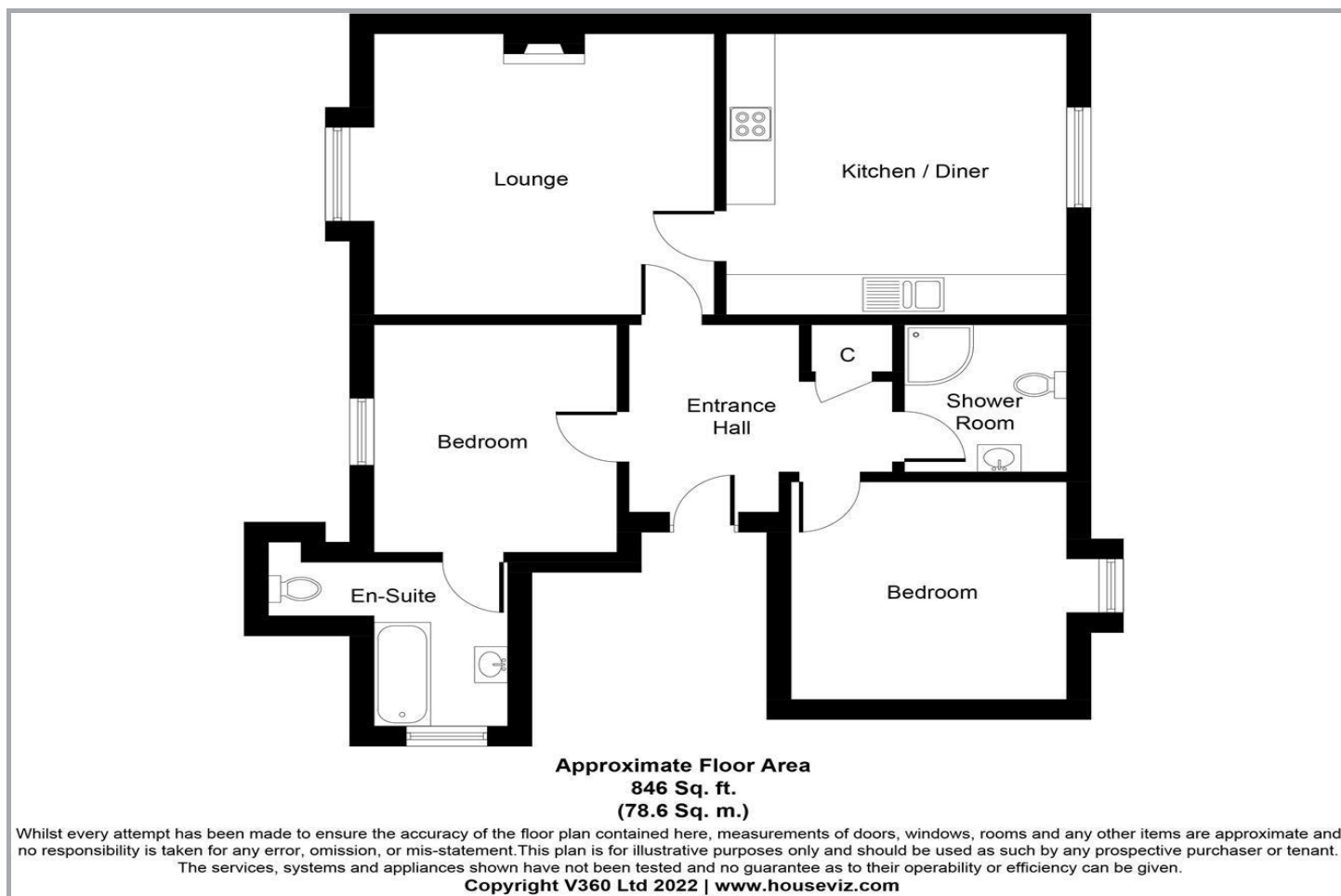
Master Bedroom Approx 12’6 x 10’6 (3.81m x 3.20m)

Double room with skylight, picture rail and door to:

En-Suite Bathroom

White suite comprising w.c, hand wash basin, panelled bath with





shower attachment, tiled walls, tiled flooring and window to side aspect.

Bedroom Two Approx 11' x 10' (3.35m x 3.05m)
 Double room with window to rear aspect and picture rail.

Family Shower Room

White suite comprising w.c, glass pedestal hand wash basin, corner tiled shower cubicle, tiled flooring, tiled walls and extractor.

Outside

The property is set well back from the road and is accessed over a shared gravelled drive, which in turn leads to a shared parking area within which the flat enjoys one allocated parking space. The communal grounds are private in nature and incorporate attractive flower and shrub borders as well as lawned area, sun terrace and established specimen trees. The boundaries are defined by fencing and hedging for the most part.

Local Authority

Ipswich Borough Council

Council Tax Band – B

Services

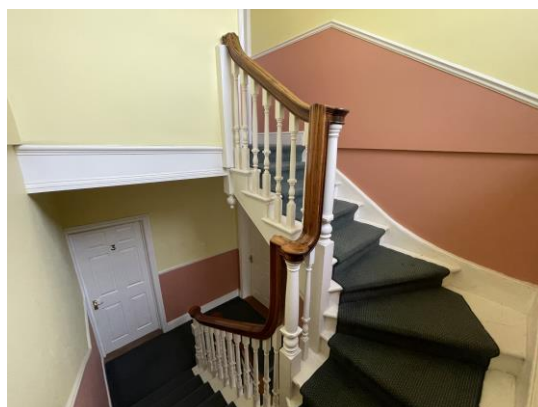
Mains water, drainage and electricity. Gas-fired heating.

Agents Notes

We understand from our client that there is a lease currently in place, being 199 years from 1993 (approximately 170 years remaining).

We understand from our client that this property is share of freehold.

We understand from our client that there is a service charge of currently £158 per month, which covers routine cleaning and maintenance of communal areas and buildings insurance. Further details can be obtained by contacting the agent.





Energy performance certificate (EPC)

Flat 4 Charmwood Court 65-67 Betstead Road IPSWICH IP2 8BD	Energy rating D	Valid until: 13 November 2032 Certificate number: 7632-6029-0209-0154-2296
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Property type	Top-floor flat
Total floor area	73 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-on-the-regulations-and-exemptions) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Disclaimer

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Registered address:
 Grove House
 87a High Street
 Needham Market
 Suffolk
 IP6 8DQ

Needham Market: info@townandvillageproperties.co.uk
 Boxford: boxford@townandvillageproperties.co.uk