



Connells

Maple Court Elm Street
Ipswich



Property Description

Perfectly situated in Ipswich town centre this two bedroom upper floor apartment offers a 17'2" x 8'2" Lounge Area with separate kitchen area, two bedrooms and fitted bathroom.

The property is within walking distance of Ipswich town centre which offers a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

Christchurch park is also close by and is a historical area of rolling lawns, wooded areas, and delicately created arboreta.

An internal inspection is highly recommended for this property.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Communal Entrance Hall

Doorway leading to hall way with automatic lighting sensors, video entry system, and stairs leading to all floors:

Entrance Hall

Wood effect flooring and doors giving access to:

Lounge Area

17' 3" x 8' 2" (5.26m x 2.49m)

Two upvc double glazed tilt and turn windows to front, radiator, wood effect flooring, usb points, tv points and upvc double glazed window to rear.

Kitchen Area

10' 5" x 6' (3.17m x 1.83m)

Fitted kitchen comprising of single butler sink in set into work surfaces with quartz work surface with a selection of wall and base level units, built in fridge, built in freezer, built in dishwasher, built in washing machine,

built in electric oven with hob and extractor over, wood effect flooring and central heating boiler.

Bedroom One

11' 10" x 9' 1" (3.61m x 2.77m)

Two Upvc tilt and turn double glazed windows to front, smooth ceiling, tv point and radiator.

Bedroom Two

13' 1" x 5' 5" (3.99m x 1.65m)

Upvc double glazed tilt and turn window to front and radiator.

Bathroom

Comprising of multi function shower, pedestal wash hand basin, duel function enclosed w/c, light up vanity mirror, heated towel rail, tiled walls and extractor fan.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

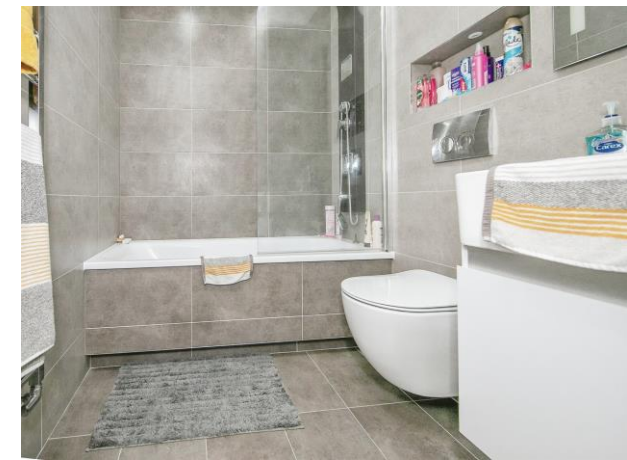
T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
 IPSWICH IP1 1QT

EPC Rating: B

view this property online [connells.co.uk/Property/ICH311131](https://www.connells.co.uk/Property/ICH311131)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: ICH311131 - 0004