

for sale

£95,000 Leasehold



Willoughby Road Ipswich IP2 8AP

With excellent access to the train station and views towards Ipswich town centre itself, you'll find this one bedroom apartment. The apartment is well presented throughout with high ceilings and original features, has gas central heating and further benefits from communal parking and garden.

- Energy Rating: D
- DOUBLE BEDROOM GROUND FLOOR APARTMENT
- OPEN PLAN LIVING ACCOMMODATION
- CLOSE PROXIMITY TO TRAIN STATION AND TOWN CENTRE

Property Details

Communal Entrance Hall

Accessed, via entrance door and door giving access to:

Entrance Hall

Radiator and doors giving access to:

Open Plan, Living Area 18' 1" x 13' 9" Max (5.51m x 4.19m Max)

Kitchen Area

Built in oven, built-in hob with filter over, space for fridge freezer, space and plumbing for washing machine, wood effect flooring, single drainer stainless steel sink with mixer tap inset in a roll edge work surface with cupboards and drawers under and matching above and tiled splash backs.

Lounge Area

Upvc double glazed bay window to front giving views over towards Ipswich, radiator and smooth coved ceiling.

Bedroom One 14' max x 12' 9" (4.27m max x 3.89m)

Sash window to rear, picture rail, brick feature wall, smooth coved ceiling and radiator.

Rear Lobby

Window to side, part tiled walls and door giving access to:

Bathroom

Three upvc double glazed windows to side, shaped and panel bath with mixer tap and shower attachment, part tiled walls, low-level w/c, pedestal wash hand basin, radiator and tiled effect flooring.

Outside

To the front of the property there is communal parking area with steps leading to the communal entrance door. There is also side access to a communal rear garden.

Agent Note

Can be sold with the tenant insitu, current rent is £675 PCM

Leasehold 99 years from 5 November 2004

Service charge/Ground Rent: TBC





To view this property please contact Connells on

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

6 Princes Street
IPSWICH IP1 1QT

Tenure: Leasehold

EPC Rating: D

Property Ref: ICH311546 - 0007

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for leasehold properties.

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.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk