



Connells

Back Hamlet
Ipswich



Property Description

Located to the edge of the town centre, you will find this two bedroom ground floor apartment in the converted old church at back Hamlet. The property comprises of two bedrooms, shower room, kitchen and lounge/diner.

The Ipswich Waterfront is a cultural and historically significant area surrounding the marina in the town of Ipswich. The waterfront is a trendy area of Ipswich, the waterfront is now characterised by its marina, known as Neptune Marina, as well as its mix of classical and postmodern architecture which includes multiple high-rise apartment buildings, restaurants, bars and cafes.

The waterfront is also home to the main campus of the regions university, the University of Suffolk.

Nearby Ipswich is the County Town of Suffolk and 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.

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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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

Accessed via security entrance door and door giving access to

Entrance Hall

Accessed via entrance door, smooth ceiling, wood effect flooring, storage cupboard with space and plumbing for washing machine and doors giving access to:

Living Room

11' 4" x 11' 3" Max (3.45m x 3.43m Max)

Double glazed window to rear, two double glazed windows to side, wood effect flooring, smooth ceiling, electric panel and radiator.

Kitchen

10' x 6' 1" (3.05m x 1.85m)

Space for cooker with stainless steel splashback and stainless steel extractor hood over, single drainer, stainless steel sink with mixer tap inset in a granite worktop with cupboards and drawers under and above, stainless steel splashback's, smooth ceiling, space for fridge freezer and wood effect flooring.

Bedroom One

11' 6" max x 11' max (3.51m max x 3.35m max)

Double glazed window to front, wood effect flooring, smooth ceiling with spotlighting and electric panel radiator.

Bedroom Two

10' 3" max x 7' 5" max (3.12m max x 2.26m max)

Two double glazed window to the side, wood effect flooring, extractor fan, electric panel radiator and smooth ceiling with spotlighting.

Shower Room

Fully tiled shower cubicle with independent shower over, low-level w/c, heated towel rail, pedestal wash hand basin, part tile splashback's, extractor fan, tiled flooring and shaver light point.





To view this property please contact Connells on

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6 Princes Street
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EPC Rating: C

Council Tax
Band: B

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/ICH312062

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 items such as Leasehold packs.



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.

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