



Cemetery Road, Ipswich, IP4 2HN

welcome to

Cemetery Road, Ipswich

This ground floor studio apartment benefits from spacious living/sleeping accommodation, a modern kitchen/breakfast room, permit parking and NO ONWARD CHAIN!



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 Hall

This communal hall is shared between the ground and first floor apartments with carpet flooring and a door leading to both apartments.

Lounge/Bedroom

16' 2" x 11' 8" max (4.93m x 3.56m max)
Spacious room with a UPVC double glazed window to the front, wood effect flooring, one radiator, TV point and a meter cupboard.

Kitchen/Breakfast Room

10' 2" x 9' 9" (3.10m x 2.97m)
Beautifully presented kitchen/breakfast room which is flooded with natural light, a UPVC double glazed window to the rear, a range of eye and base level units in wood with black stone effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, integrated oven with electric hob and extractor hood, tiled splashback and space for a fridge/freezer and washing machine.

Bathroom

9' 9" x 4' 6" (2.97m x 1.37m)
A UPVC double glazed window to the rear, wood effect flooring, extractor fan, low level WC, pedestal wash hand basin, tiled splashback, one electric heated towel rail and a bath with overhead shower and glass screen.

Agents Note:

The Freeholder is Elizabeth Holdings. This property currently has a 60 year lease. There is an option to extend the lease, please contact the branch for further information.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain
- 60 year lease

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£65,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS118963 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, 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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