



Hale Close, Ipswich, IP2 9QP

welcome to

Hale Close, Ipswich

This well-presented first floor apartment benefits from a large lounge, a contemporary kitchen with fitted appliances, two large bedrooms, a study/store room, a modern fitted shower room, a garage en bloc and ample communal parking. This property also has a Right to Manage (RTM) in place.



Agents Notes:

*£1310 Service Charge & Ground Rent per annum.
*Lease to be extended to 138 years (with no ground rent payable for the new buyer).
The Service Charge will be £960 per annum (payable monthly or annually) with the lease extension there would be no £350 Ground Rent.

Entrance Hall

L shaped entrance hall boasting wood effect flooring, an electric radiator, a large storage cupboard with fitted shelving and fuse box.

Lounge

18' 7" x 9' 9" (5.66m x 2.97m)

Large, stunning lounge flooded with natural light via a large double glazed window to the front, wood effect flooring throughout, one electric radiator and TV point.

Kitchen

11' 5" x 9' 9" (3.48m x 2.97m)

Stunning, contemporary kitchen which has been finished by the current vendor with a a range of eye and base level units in high gloss grey with square edge quartz effect worktop surfaces, a black one and a half bowl sink plus drainer and chrome mixer tap, an integrated double oven with induction hob and extractor hood, integrated dishwasher, space for a fridge/freezer and washing machine, space for a table set up, tiled flooring with under floor heating and a double glazed window to the front.

Cloakroom

6' 6" x 2' 7" (1.98m x 0.79m)

Half tiled walls, tiled flooring and low level WC.

Shower Room

6' 5" x 5' 6" (1.96m x 1.68m)

Stunning shower room which has been modified to a very high standard and boasts a triple shower with handle less glass enclosure, waterfall showerhead and further shower attachment with a Mlra shower system, fitted handles, pedestal wash hand basin with chrome mixer tap, light up double fronted mirrored cabinets, extractor fan and sand effect tiled flooring and walls.

Master Bedroom

16' 5" x 9' 9" (5.00m x 2.97m)

Beautiful master suite boasting double glazed window to the rear with fitted blind, carpet flooring, one electric radiator and fitted down lighters.

Bedroom Two

11' 9" x 10' (3.58m x 3.05m)

Double glazed window to the rear with fitted blind, carpet flooring, one electric radiator, a feature panelled wall and pin board to stay and TV point.

Study/Storage Room

9' 9" x 3' 9" (2.97m x 1.14m)

Wood effect flooring, lights, down lighters and fitted rails and shelving to stay.

Garage En Bloc

16' 8" x 8' 3" (5.08m x 2.51m)

Up and over door.



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Hale Close, Ipswich

- Lease to be extended to 138 years with no ground rent payable for the new buyer
- Right to Manage (RTM) in place
- Two large bedrooms
- Large lounge & contemporary kitchen
- Study/store room

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1973. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS119016 - 0003

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