



Princes Street, Ipswich IP1 1QU



welcome to

Princes Street, Ipswich

Offered for sale with no onward chain is this 1st floor studio apartment situated within the heart of the town centre and only a short walk from Ipswich mainline train station.



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.

Kitchen/Lounge/Bedroom

22' x 17' 5" (6.71m x 5.31m)

Spacious open plan room with space for a large sofa set up, table, bed and bedside tables.

the main living area benefits from carpet flooring, TV point, electric radiators and double glazed windows facing the rear aspect.

The kitchen benefits from range of eye and base level units in Black with stone effect work tops in a dark Grey, stainless steel sink with drainer unit and a chrome mixer tap, tiled backsplash in red, integrated

oven with electric hob fitted extractor hood, integrated fridge freezer, space for a washing machine, ample storage cupboards and wood effect flooring in the kitchen area.

Shower Room

8' 5" x 5' 9" (2.57m x 1.75m)

Double shower with glass enclosure and a tiled backsplash, enclosed W/C with stainless flushers, wash hand basin with a chrome mixer tap, part tiled walls spotlights, extractor fan and a chrome heated towel rail.

Location:

this studio apartment is perfectly positioned to enjoy many of the town's highlights by foot including a theatre, numerous shops and boutiques, bistros, established markets which form the town's daytime vibe, cinemas, parks and marina.

Delve deeper in to Suffolk's rural retreats such as Hintlesham Hall, Milsoms at Kesgrave Hall and enjoy the charm of the surrounding rural towns and villages including the quintessential market town Woodbridge, all within a short drive.

With town centre being just a stroll to the end of the road, Wolsey House offers accessibility to a wealth of amenities including the very conveniently located supermarkets and coffee bars. Ipswich marina is within walking distance as well as Ipswich train station with direct links to London Liverpool Street.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain
- Anticipated rental return of £750 PCM

Tenure: Leasehold EPC Rating: E

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.

guide price

£65,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS119157 - 0002

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