



Hale Close, Ipswich, IP2 9QP

welcome to

Hale Close, Ipswich

This well-presented, 2nd floor apartment benefits from two double bedrooms, a large lounge, ample communal parking and attractive communal gardens.

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.

Entrance Hall

Carpet flooring and a storage cupboard.

Lounge

Open plan room with double glazed window to the front, carpet flooring, one storage radiator, TV point and ample space for a dining area.

Kitchen

Eye and base level units in wood with stone effect worktop surfaces in grey, a circular, stainless steel sink plus drainer and chrome mixer tap, space for a washing machine and fridge/freezer, an integrated oven with electric hob, tiled splashback, tiled effect flooring and double glazed window to the front.

Master Bedroom

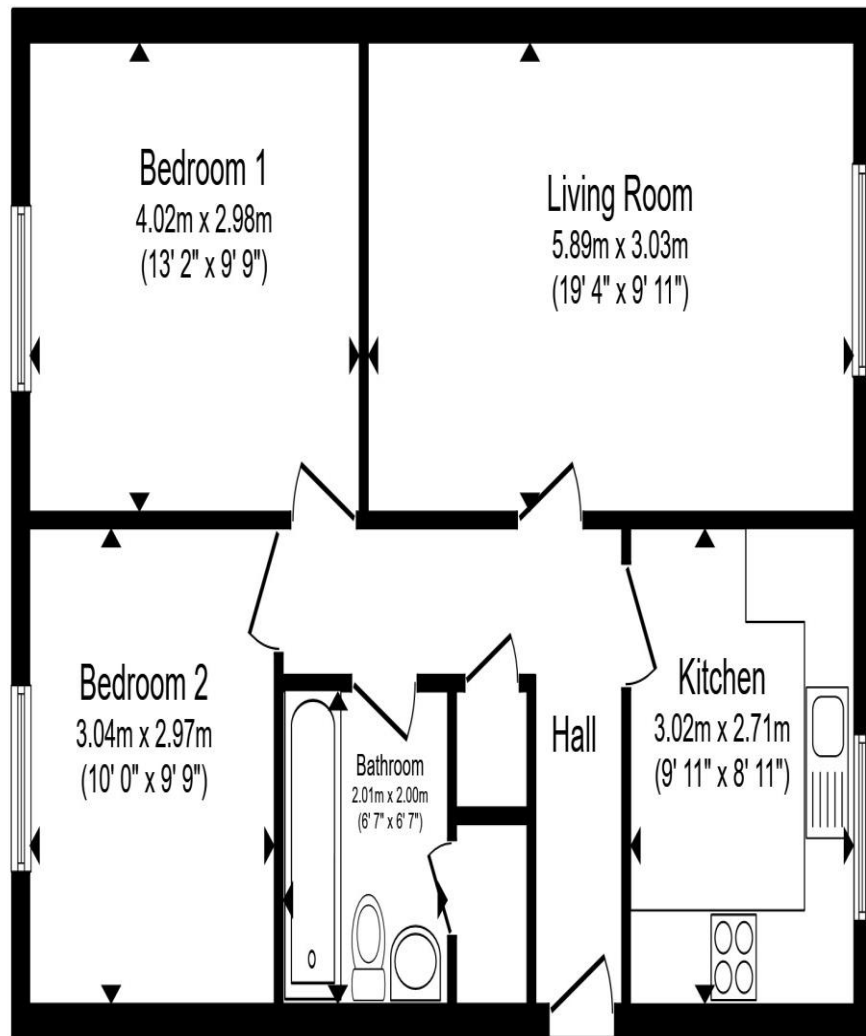
Double glazed window to the rear, carpet flooring and one storage radiator.

Bedroom Two

Double glazed window to the rear, carpet flooring and one storage radiator.

Bathroom

Low level WC, pedestal wash hand basin, a bath with overhead shower, an airing cupboard and fully tiled walls and flooring.



Total floor area 61.3 m² (660 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain
- 2nd floor apartment

Tenure: Leasehold EPC Rating: E
Council Tax Band: A Service Charge: 960.00
Ground Rent: 175.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2012.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

guide price

£100,000



view this property online williamhbrown.co.uk/Property/IPS120922



Property Ref:
IPS120922 - 0002

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