



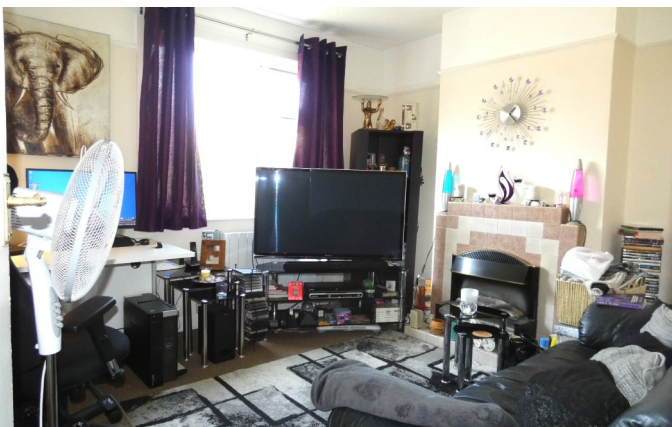
Adair Road,  
Ipswich IP1 5BG

Guide price £80,000 to £85,000 Leasehold

**MaxwellBrown**

Independent Property Agents

Investment purchase. A well presented one bedroom ground floor flat located on the western outskirts of Ipswich, close to local amenities approx. 2 miles from Ipswich town centre and the mainline railway station. Accommodation includes lounge, kitchen, bedroom and bath room. The property has electric heating, recently replaced double glazed windows and benefits from a new roof and enclosed rear garden. Currently let at £500pcm giving a gross yield of approx. 7.5%.





# Adair Road, Ipswich

Sealed unit double glazed door to:

## Entrance Hall:

With store cupboard, smoke detector, doors to:

## Separate WC:

Fitted with white W.C. Sealed unit double glazed window to side.

## Kitchen:

Fitted with a range of beach effect units comprising insert single drainer stainless steel sink unit with mixer tap. Worktops with cupboards under and drawer, plumbing for automatic washing machine. Two double eye level units. Sealed unit double glazed window to rear. Tiled splash backs. Oak effect vinyl floor, built in pantry. Electric cooker point.

## Lounge:

Tiled open fireplace, picture rails. Sealed unit double glazed window to front. Heatstore electric thermostatic controlled radiator. Television point.

## Bedroom:

Sealed unit double glazed window to rear. Television point. Heatstore electric panel radiator. Door to:

## Bathroom:

Fitted white suite comprising panelled bath, pedestal wash hand basin. Vinyl floor. Tiled splash backs. Sealed unit double glazed window to rear. Extractor fan. Heatstore downflow heater. Airing cupboard housing Invacyl hot water tank with immersion heater.

## Outside:

The flat enjoys a good size rear garden laid predominately to lawn, enclosed by close board fence.

## Services:

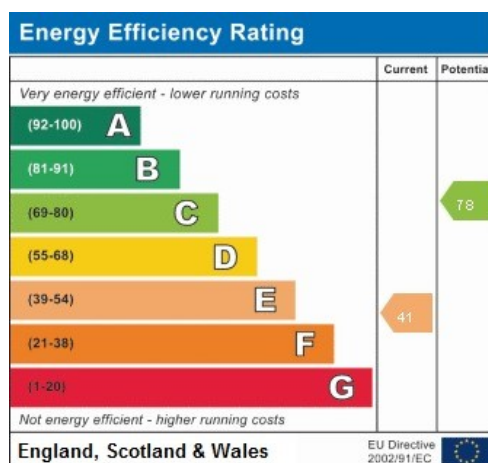
It is understood that mains water, drainage and electricity are connected to the property.

## Lease details:

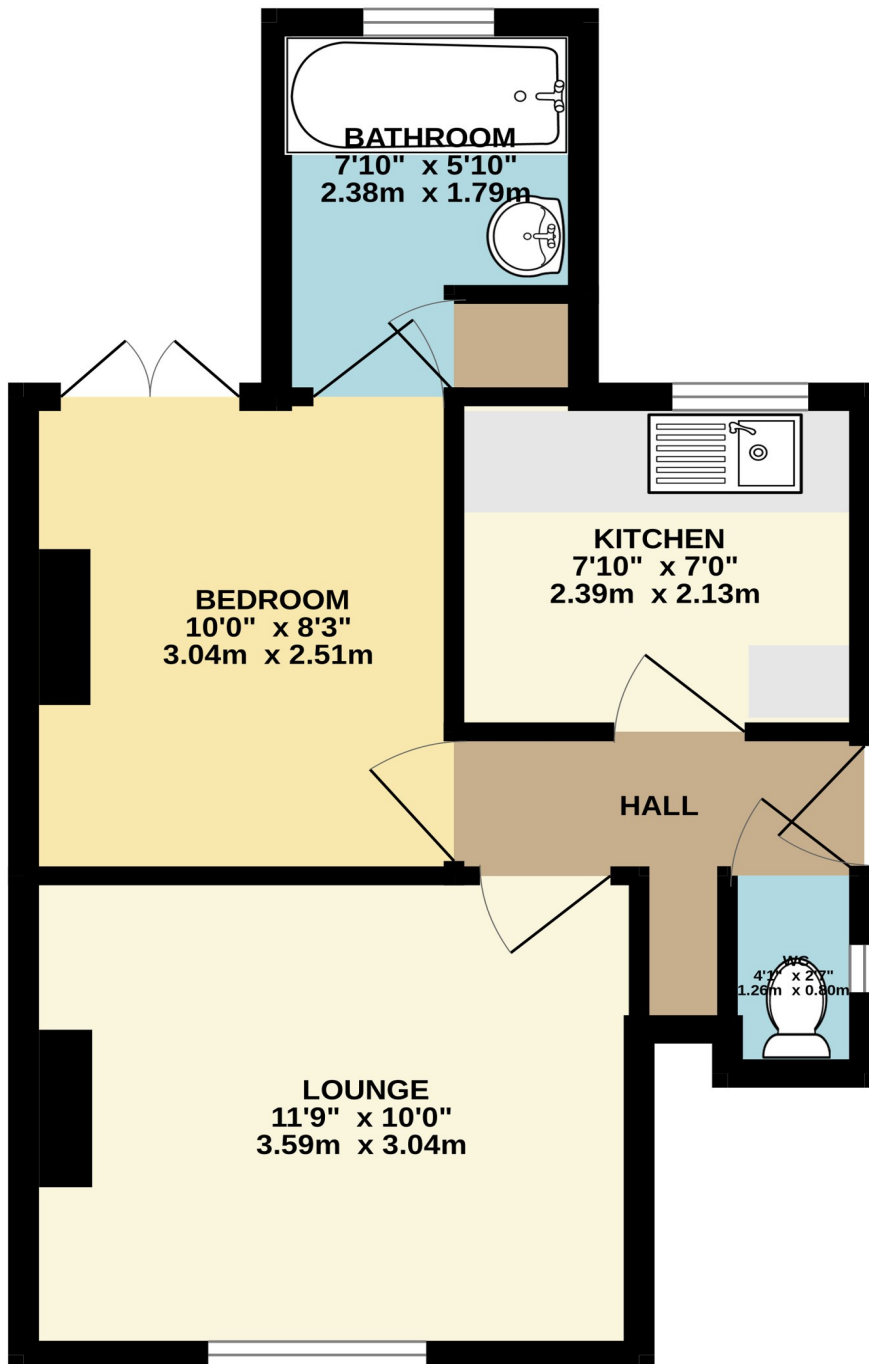
A new lease will be granted upon the sale of the property extending the current term by 90 years thereby giving a total lease length of 155 years. Share of the Freehold will be transferred upon completion, No ground rent payable. Service charges to be agreed between owners of freehold (2 flats). Owners responsible for their own buildings insurance.

## Investment details:

The property is currently let on an assured shorthold tenancy created June 2023 for 12 months at a rent of £500 pcm. The existing tenant has been in residence for some considerable time.



GROUND FLOOR  
333 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 333 sq.ft. (31.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

