



Rapier Street, Ipswich

IP2 8JS

£89,995 Leasehold

**MaxwellBrown**

Independent Property Agents

Ideal first or investment purchase. This spacious well presented first floor flat is located to the south of Ipswich town centre close to the river front and within reasonable walking distance of the town centre. Accommodation includes lounge with balcony, fitted kitchen bathroom and 2 bedrooms. The property features electric underfloor heating and double glazing. We estimate that the rental value would be around £850 per month.



Secure entrance and communal hall, stairs and lift to all floors.

Solid private entrance door to:

**Entrance hall:** Large storage cupboard and airing cupboard housing sealed hot water tank with immersion heater, smoke detector, new fitted carpet, thermostat and doors to;

**Lounge:** New fitted carpet, television point, thermostat, open to kitchen and glazed door and side panel to balcony with glass screen and astroturf floor.

**Kitchen :** Fitted with a range of maple effect fronted base units under stone effect worktops with matching eye level units, single drainer sink unit with mixer tap, space & plumbing for slimline dishwasher and washing machine, built in newly fitted oven, hob, extractor and fridge-freezer, tall broom cupboard, window to front, oak effect vinyl floor.

**Bathroom:** White suite comprising panelled bath with shower mixer tap, side glazed shower screen, pedestal wash basin with plunge plug and mixer tap, low flushing WC, tiled splashbacks, extractor fan, herringbone design oak effect vinyl floor.

**Bedroom 1:** Heating thermostat, new fitted carpet, double glazed window to side.

**Bedroom 2:** Heating thermostat, new fitted carpet, double glazed window to side.

**Parking:** We understand ample parking is available on site.

#### Lease details:

The property is held on a 120year lease from 2004. There is a ground rent currently payable of £150pa

Service charge is payable currently £3331.30pa.

#### Services:

We understand that mains water, electricity and drainage are connected to the property.

**Council tax** Band A. Ipswich Borough Council.

#### Broadband download availability:

Standard 4Mbps

Superfast 80Mbps

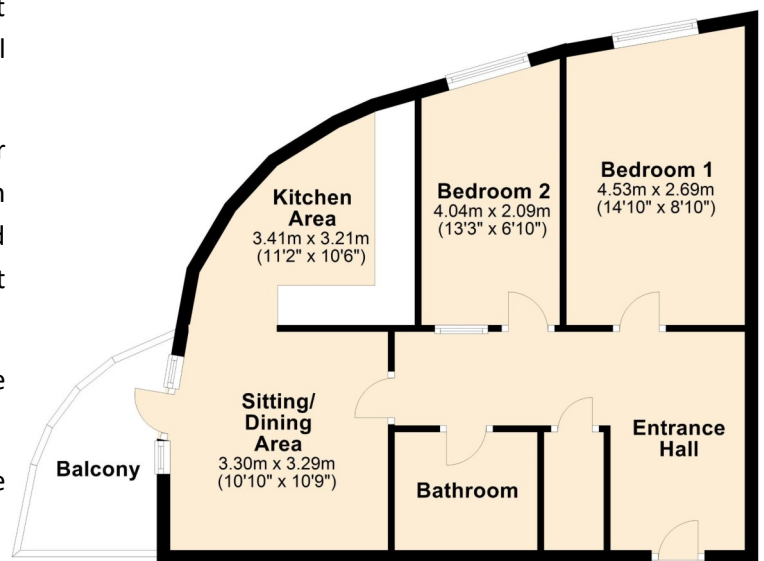
Ultrafast 100Mbps

Networks available: City Fibre, Openreach.

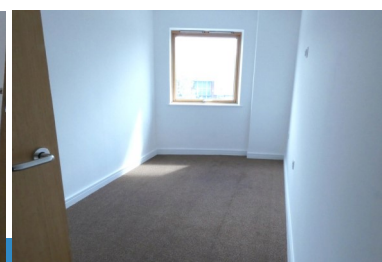
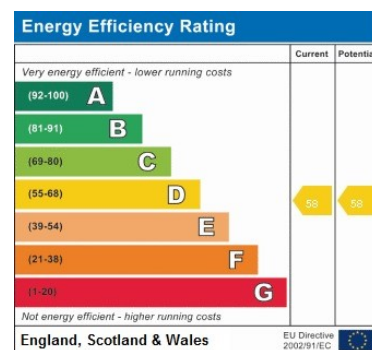
Information from Ofcom

Agents note:

We have been informed by our vendor that there are no issues with Cladding. A letter from the management company can be provided upon request should lenders require.



Total area: approx. 57.5 sq. metres (618.6 sq. feet)  
For illustration purposes only - not to scale



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.

