



Croft Street, Ipswich
IP2 8EB

£110,000 Leasehold

MaxwellBrown

Independent Property Agents

This spacious first floor flat offers spacious accommodation approx. 750sqft and is situated close to the waterfront within a reasonable walking distance of the mainline station, the university and town centre. hall, lounge, fitted kitchen, 2 bedroom and family bathroom. The property has electric radiator central heating. For sale to investors only with a tenant in situ paying a current rent of £785 pcm.



Communal hall stairs and landing: door to:

Entrance hall: Phone entry system, radiator, doors to:

Bathroom: White suite comprising bath with shower mixer tap, low level flushing WC and wash hand basin. Tiled splashbacks., vinyl flooring, radiator and extractor fan.

Bedroom 2: Sash window to rear, radiator and TV point.

Bedroom 1: 2 sash windows to side, and radiator.

Lounge: Double aspect sealed unit double glazed windows to side and rear, TV point, radiator and Honeywell thermostat.

Kitchen: Fitted with a range of beech effect units with inset single drainer stainless steel sink unit with cupboards, drawers and space under. Plumbing for automatic washing machine. Built in oven, hob and extractor hood. Two double eye level units, boiler cupboard housing GAH Electrastream, vinyl flooring and sealed unit double glazed window to side.

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

Council Tax:

Band 'B' payable to Ipswich Borough Council

Broadband speeds:

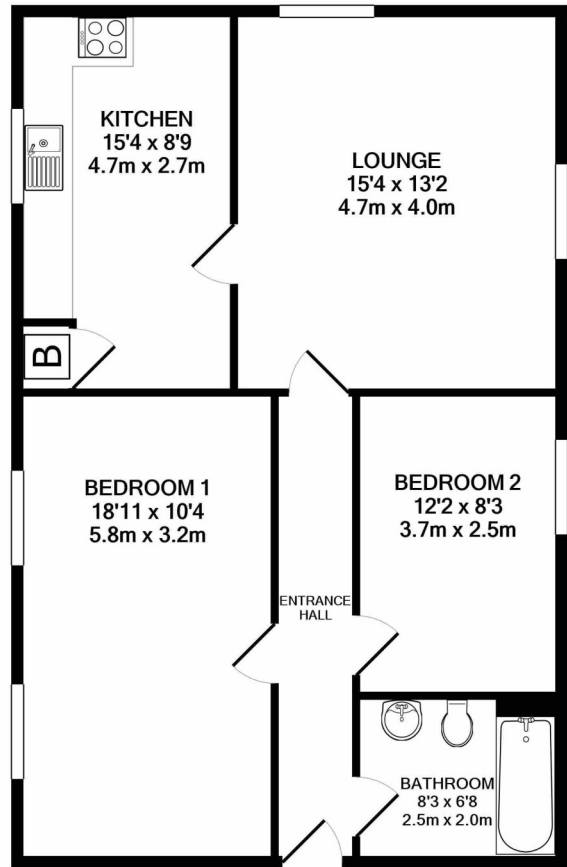
- Standard 4 Mbps
- Superfast 80 Mbps
- Ultrafast 1000 Mbps

Agents notes: The property is leasehold -

Length of lease 125 years from 2024

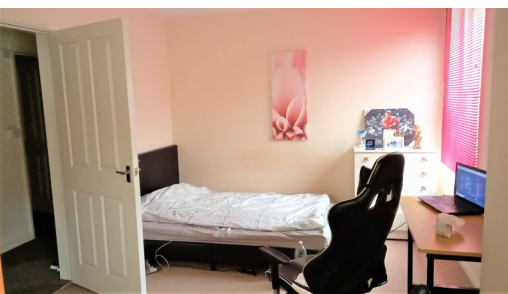
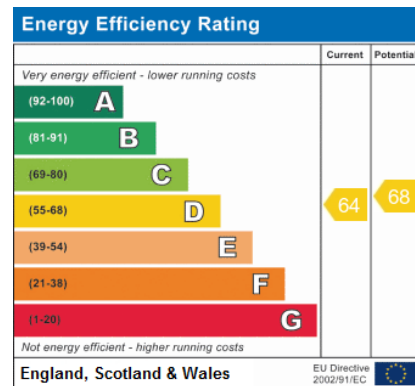
Ground rent – £100 per annum

Service charge – £tbc



TOTAL APPROX. FLOOR AREA 749 SQ.FT. (69.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

