



Anglesea Road, Ipswich

IP1 3PS

£85,000 Leasehold

MaxwellBrown

Independent Property Agents

Ideal first or investment purchase. This one bedroom studio flat is located to the north of Ipswich town centre and within short walking distance of the town centre. Accommodation includes Lounge/bedroom, fitted kitchen and bathroom. The property features electric heating and double glazing. The property is currently tenanted at a rent of £575pcm.



Communal hall door to:

Entrance lobby: phone entry door to

Bathroom: White suite comprising of pedestal wash hand basin, bath, low level WC, tiled splash back, laminate flooring.

Kitchen: Inset single drainer stainless steel sink unit, cupboards, drawers and space under, built in oven, hob and extractor hood, three eye level units, vinyl flooring, Unidare night storage heater, sash window to front, airing cupboard housing lagged hot water tank fitted with immersion heater, tall pantry unit.

Bedroom/Lounge: Dimplex night storage heater, sealed unit double glazed window to rear, TV point.

Outside: communal shared garden.

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 -

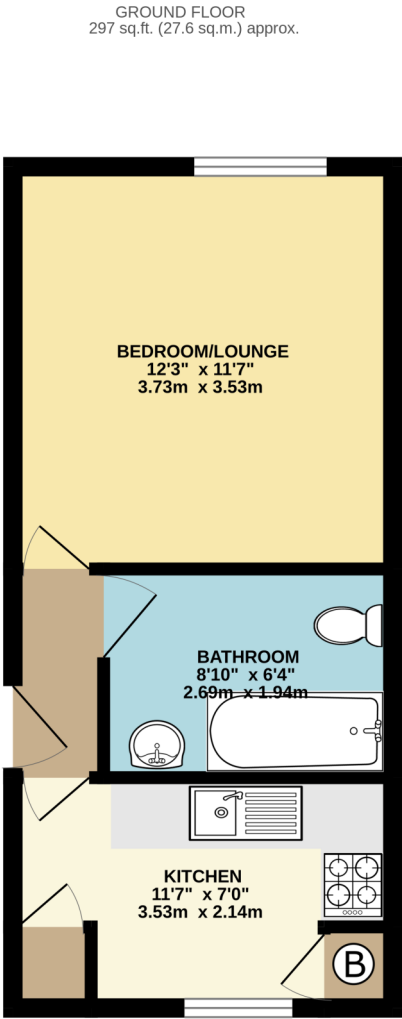
Length of lease 84 years

Share of freehold.

Freehold owned by management company which buyer

Becomes and member of.

Service charge – £150 pcm



TOTAL FLOOR AREA : 297 sq.ft. (27.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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.

