



Lovetofts Drive, Ipswich,
£125,000

Grace Estate Agents are delighted to present this well-proportioned two-bedroom first floor apartment, ideally positioned on the western side of Ipswich with excellent access to the A12 and A14, making it an ideal choice for commuters.

The accommodation comprises a welcoming communal entrance, a spacious lounge, a fitted kitchen with space for dining, two double bedrooms, both benefiting from built-in wardrobes, and a modern shower room.

Externally, the property enjoys residents' parking to the front and a private rear garden accessible to the rear, via a communal pathway, together with the added benefit of a brick-built storage shed.

Additionally, a new boiler was installed January 2026.

Lease length - 122 years remaining

No Ground Rent

Annual Service Charge - £579.18 from 1st April 26 to 31st March 2027





Entrance Hall / Lobby

Central lobby providing access to all principal rooms. Neutral décor with useful built-in cupboard.

Lounge

12'9" m × 11'9" m (3.91 m × 3.60 m)

Bright, well-proportioned reception room with bay window providing excellent natural light. Fitted carpet, radiator and flexible space for lounge and dining furniture.

Kitchen

10'11" m × 8'10" m (3.35 m × 2.71 m)

Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink, appliance spaces and useful built-in storage cupboard. Window provides natural light and ventilation.

Shower Room

6'3" m × 6'1" m (1.92 m × 1.87 m)

Modern shower room comprising corner shower enclosure, WC and wash hand basin, with tiled surrounds and frosted window.

Bedroom One

12'9" m × 9'9" m (3.91 m × 2.99 m)

Spacious double bedroom with built-in wardrobes, fitted carpet, radiator and rear-facing window.

Bedroom Two

10'5" m × 7'8" m (3.20 m × 2.36 m)

Good-sized second bedroom with built-in wardrobes, fitted carpet, radiator and window, suitable as a guest room, nursery or home office.

Residents Garden & Parking

Generous shared rear garden, mainly laid to lawn with fenced boundaries and pathway access. Residents' parking is located directly to the front of the property.

Additional Info

Tenure: Leasehold: 122 years remaining

Ground Rent : None

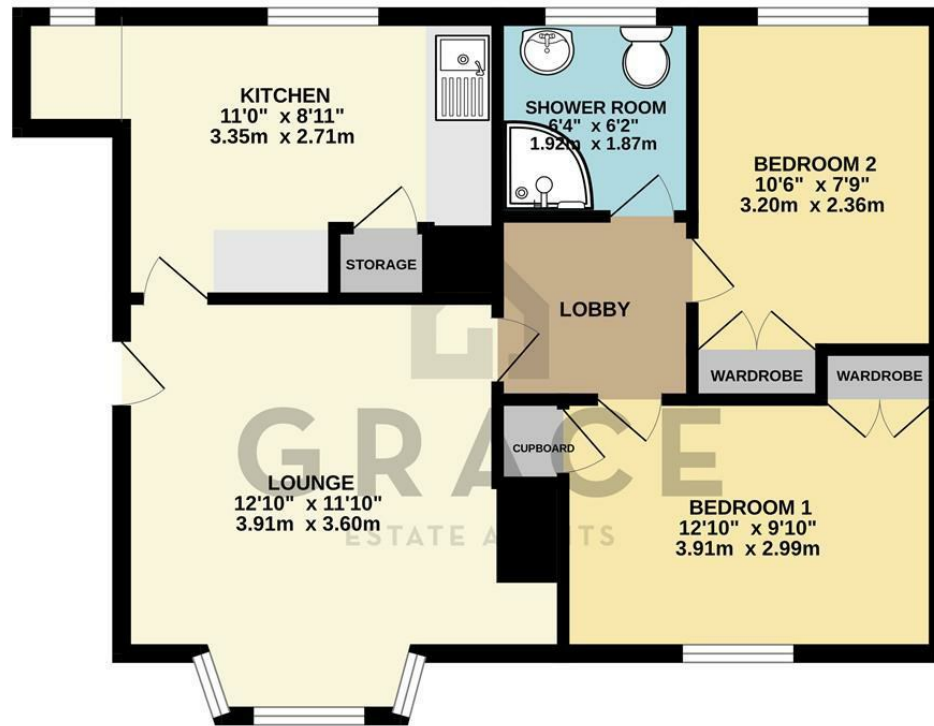
Service Charge: £579.18 from 1st April 2026 to 31st March 2027

Council Tax: A

EPC: C



GROUND FLOOR

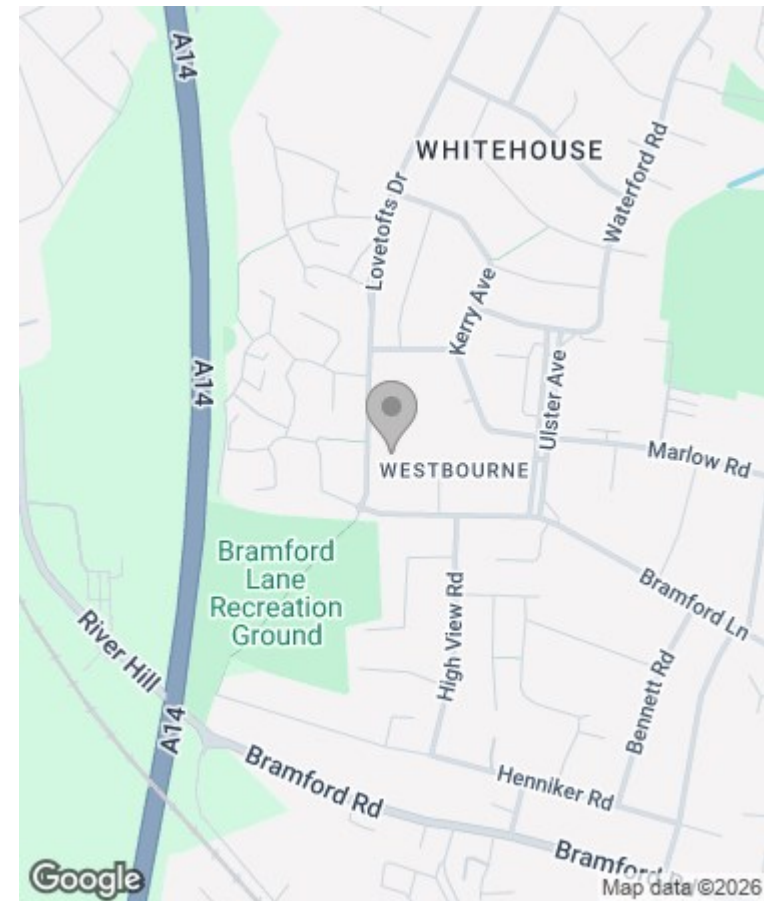


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC