



Avalon Court, Great Whip Street, Ipswich, IP2 8FA

welcome to

Avalon Court, Great Whip Street, Ipswich

This well-presented, 6th floor apartment benefits from one bedroom, a wraparound balcony with stunning Marina views, one allocated parking space and NO ONWARD CHAIN!

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Wood effect flooring, an airing cupboard, spotlights and entry phone system.

Lounge

Wood effect flooring, two sets of double glazed, floor to ceiling windows to the rear and side, both with doors to the wraparound balcony, one radiator and TV point.

Balcony

A wraparound balcony with stunning views of the Marina and Portman Road.

Kitchen

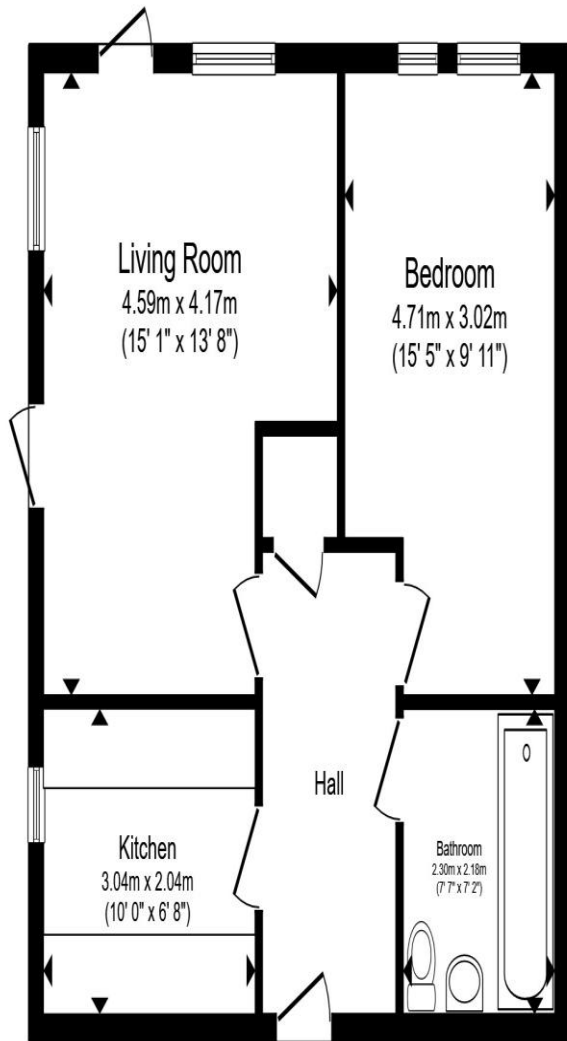
Granite effect flooring, double glazed window to the side, one radiator, eye and base level units in wood effect with marble effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, space for a fridge/freezer and washing machine (both to remain), spotlights, an integrated oven with induction hob and extractor hood.

Bedroom One

Carpet flooring, one radiator, double glazed window to the rear and doors to the balcony.

Bathroom

Granite effect flooring, tiled walls, low level WC, wash hand basin, spotlights, shaver point, extractor fan and a bath with overhead shower and glass screen.



Total floor area 52.2 m² (562 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Avalon Court, Great Whip Street,
Ipswich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain
- 6th floor apartment

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 2949.72

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£90,000



view this property online williamhbrown.co.uk/Property/IPS121573



Property Ref:
IPS121573 - 0004

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