







## Property Description

Located on the sought after Yeoman Close Development. Connells are pleased to bring to market this second floor apartment. The property benefits from One Bedroom, Open Plan Living accommodation, balcony for outdoor space, bathroom and secure underground parking space accessed via remote controlled gates.

The local area provides many amenities including a range of retail shops and supermarkets which are conveniently reachable by foot.

There is also good transport links to nearby Ipswich which the County Town of Suffolk and has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations. It also has a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

## 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.

## Communal Entrance Hall

Accessed via security entrance door and access to apartment.

## Entrance Hall

Accessed via entrance door, intercom entrance system, panel radiator, smooth ceiling, airing/storage cupboard and doors giving access to:

## Open Plan Living Area

17' 10" x 10' 10" ( 5.44m x 3.30m )

## Kitchen Area

Fitted kitchen comprising single sink and drainer unit inset into roll top worksurfaces with a selection of wall and base level units with an integrated electric oven hob and extractor, cupboard housing fridge/freezer, space for washing machine and spotlights inset to ceiling.

## Living Area

Doors leading to balcony, electric panel heater and wall mounted lights.

## Bedroom

12' 5" x 10' 2" ( 3.78m x 3.10m )  
Double glazed window to front, door leading to balcony, built in storage cupboard and electric wall heater.

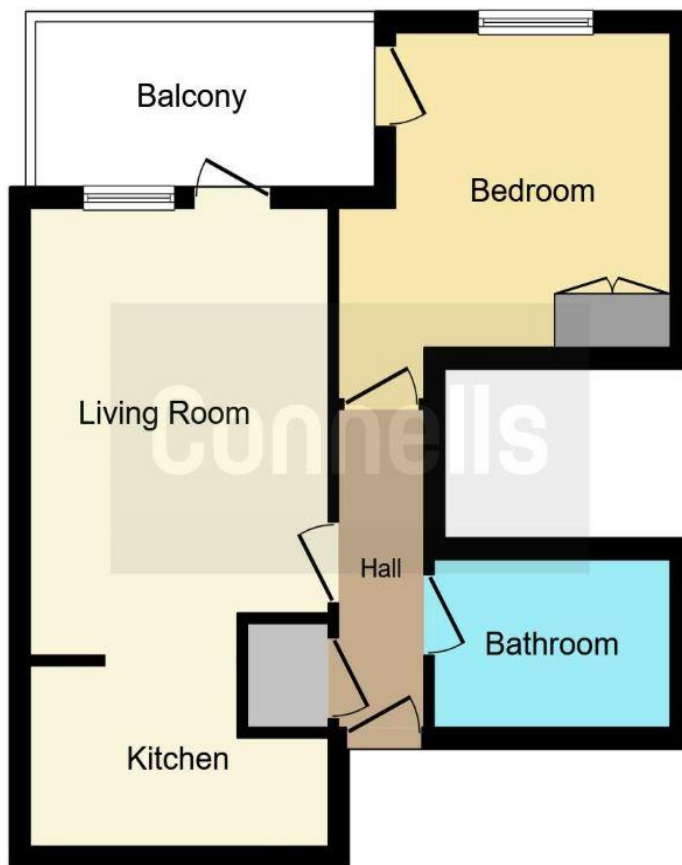
## Bathroom

Panel bath with shower over, pedestal wash hand basin, low level wc, shaver point, part tiled, electric heater and spotlights inset to ceiling.

## Outside

The property benefits from a communal area and allocated parking space.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01473 233 966**  
**E [ipswich@connells.co.uk](mailto:ipswich@connells.co.uk)**

6 Princes Street  
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EPC Rating: C

Council Tax  
 Band: A

Service Charge:  
 2860.00

Ground Rent:  
 200.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ICH312754](https://www.connells.co.uk/Property/ICH312754)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: ICH312754 - 0002