Connells

Montrose Court Rose Hill Crescent
Ipswich

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Ipswich IP3 8ER

for sale guide price
£50,000

Property Description

Connells are pleased to offer this two bedroom first floor apartment located to the east of Ipswich and situated near many local amenities. The property has a separate lounge, kitchen/diner, modern shower room, ample off-road parking, large communal area and the home is close by to the rejuvenated waterfront marina which boasts many restaurants, bars and cafes.

The property is situated near many local amenities, schools and has good local transport links into nearby Ipswich which has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also 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.

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

Accessed via communal entrance door and stairs rising to the first floor.

Entrance Hall

Accessed via entrance door into entrance hall.

Lounge

Window to front and radiator.

Kitchen/Diner

Window to rear, Wall and base level units with the stainless steel sink and drainage sink inset into work surfaces, plumbing for washing machine, space for fridge freezer, dishwasher, electric hob induction with extractor over and space for oven.

Bedroom One

Window to front with mezzanine bedroom area and radiator.

Bedroom Two

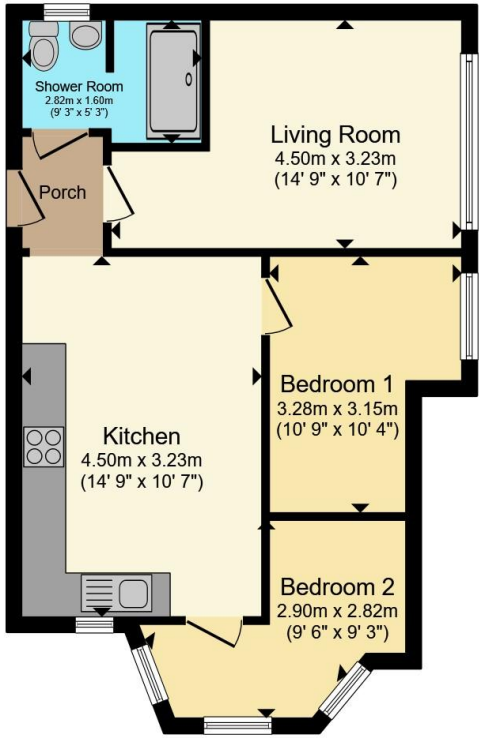
Bay window to side with mezzanine area.

Bathroom

Comprises a walk in shower unit, pedestal wash hand basin, low-level w/c and window to side.

Outside

Ample off-road parking and communal garden areas.



Total floor area 65.0 m² (700 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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To view this property please contact Connells on

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6 Princes Street
IPSWICH IP1 1QT

EPC Rating: F

Council Tax Band: A

Service Charge: 1620.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/ICH313206

This is a Leasehold property with details as follows; Term of Lease 62 years from 10 Jul 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.