



38c Croft Street

Ipswich, Suffolk IP2 8EB

ML Property are pleased to offer for sale this spacious 2 bedroom first floor flat situated within a popular residential area of Ipswich, a short distance from the Marina and Railway station. The property which represents an ideal FTB or Investment purchase is offered with No Onward Chain.



price

£119,995



x2



x2



D

at a glance

- 2 Bedroom first floor flat
- Ideal First Time Buy or Investment Purchase
- Popular area in Ipswich
- Walking distance to amenities, Railway Station and Marina
- Offered with No Onward Chain
- 5m x 5m Sitting Room



GIRAFFE360



The spacious first floor flat affords the following accommodation - hallway, bedroom with en-suite shower room, further bedroom, a Large sitting room with kitchen and bathroom off. As previously mentioned the property represents an ideal first time buy or investment purchase and is offered with Vacant Possession.





location

The property is situated on the Eastern side of Ipswich and as mentioned is located close to the Marina, Railway Station, Schooling and many local amenities with good road links to the A14 East and West bound.

lease details

- 125 Years from 2008
- Ground Rent is £100 Per Annum
- Service Charges is administered by an RTM Company with charges currently at £750 Per Annum and buyers are invited to join the RTM if they so wish.



accommodation

Hallway

Bedroom 1 3.71m (12'2) x 4.25m (13'11)

En-Suite Shower Room 3.09m (10'1) x 1.53m (5'0)

Bedroom 2 2.60m (8'6) x 2.85m (9'4)

Bathroom 1.82m (5'11) x 2.84m (9'3)

Sitting Room 5.24m (17'2) x 5.63m (18'5)

Kitchen 1.88m (6'1) x 4.35m (14'3)

services

Mains water; drainage and electricity. Central heating is provided from an electric boiler serving radiators throughout.

Local Authority Ipswich borough council - Tax Band B.

Please see Material Information brochure below.



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents confirming boundaries, parking spaces and rights of way. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however, be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. ALL MEASUREMENTS ARE APPROXIMATE.

ML Property Consultants
2 Front Street, Mendlesham,
Stowmarket, Suffolk IP14 5RY

01449 766120
matt@mlproperty.co.uk

find us...
rightmove 



www.mlproperty.co.uk

