



## 122 Compair Crescent, Ipswich IP2 0EJ

£120,000

HAMILTON SMITH IPSWICH are pleased to offer for sale this TWO BEDROOM ground floor apartment located close to the Town Centre and railway station, benefiting from an OPEN PLAN KITCHEN/LIVING SPACE, gas central heating, outside patio area and off road parking. The property is ideal for a first time buyer and has no onward chain. The property can be bought at a 40% share for £48,000 leasehold - ask for details.



### THE PROPERTY MISDESCRIPTIONS ACT 1991

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. 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.

### DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

## 122 Compair Crescent, Ipswich, Suffolk, IP2 0EJ

### Ipswich

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

FRONT DOOR TO...

ENTRANCE HALLWAY: Entry system, airing cupboard housing heater, storage cupboard and doors to..

OPEN PLAN LOUNGE/KITCHEN:

LOUNGE: 18'8" x 14'8" (5.69m x 4.47m) Open plan with double glazed patio doors to a patio area, radiator, door to hall, opens to kitchen.

KITCHEN: Double glazed window to rear, sink and drainer, wall and base units, drawers, electric hob and oven, extractor hood, combi boiler fitted Dec 2019, space for appliances.

BATHROOM: Bath with shower over, glass screen, low level w/c, hand wash basin, extractor fan and radiator.

BEDROOM ONE: 12'1" x 9'6" (3.68m x 2.90m) Double glazed window to front and radiator.

BEDROOM TWO: 7'10" x 9'10" (2.39m x 3.00m) Double glazed window to front and radiator.

OUTSIDE: There is a private patio area off the lounge and a parking space.

### IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email [ipswich@hamilton-smith.com](mailto:ipswich@hamilton-smith.com)

### USEFUL INFORMATION LEASEHOLD:

The vendors have informed us that the council tax band is B and the property is on a water meter and included in the the service charge. The Service charge includes ground rent and water rates £149.26 paid monthly buying a 100% of the property. On buying 40% share a monthly rent to Eastlight of £127.54 is payable plus the service charge. Length of lease is 125 years from April 1st 2009

