



**601 Anchor Street, Ipswich, IP3 0BP**

**welcome to**

## **601 Anchor Street, Ipswich**

This well-presented, Penthouse apartment is situated on the vibrant Ipswich Waterfront and benefits from one bedroom, an open plan lounge/diner, 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**

Carpet flooring, spotlights, an airing cupboard and doors to all rooms.

### **Lounge/Diner**

Carpet flooring, TV point, double glazed window to the rear, two storage radiators and spotlights.

### **Kitchen**

Marble effect laminate flooring, eye and base level units in wood effect with marble effect worktop surfaces, spotlights, an integrated washing machine, fridge/freezer, dishwasher and oven with fitted extractor hood, a stainless steel sink plus drainer and chrome mixer tap.

### **Bedroom**

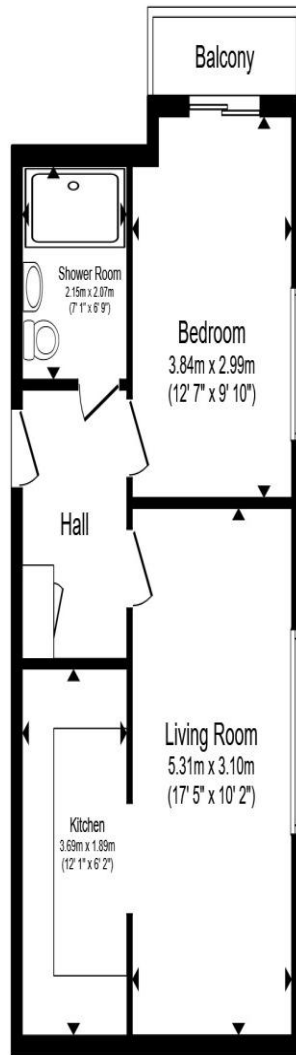
Carpet flooring, one storage radiator, double glazed window and a built in wardrobe.

### **Bathroom**

Laminate flooring, enclosed WC, tiled walls, chrome heated towel rail, wash hand basin, extractor fan and a bath with chrome mixer tap and shower attachment.

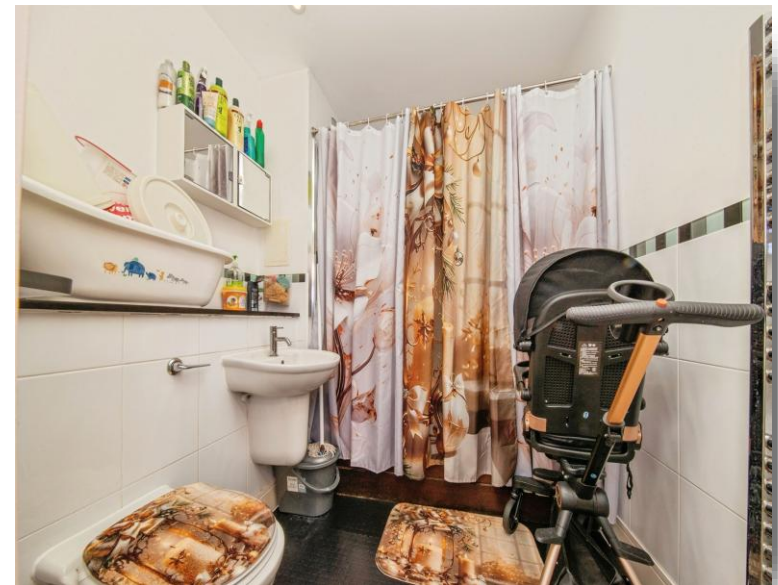
### **Parking**

One allocated parking space.



Total floor area 46.3 m<sup>2</sup> (499 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](http://www.propertybox.io)



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**601 Anchor Street,**  
**Ipswich**

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

Tenure: Leasehold EPC Rating: C  
Council Tax Band: C Service Charge: 2286.00  
Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£80,000**



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Property Ref:  
IPS121172 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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