



Connells

Quill Court Elm Street
Ipswich

Quill Court Elm Street Ipswich IP1 1EY

for sale guide price
£70,000



Property Description

Situated in the heart of Ipswich town centre, this beautifully presented one-bedroom ground floor apartment at Quill Court, Elm Street has been recently refurbished throughout to a high standard, offering stylish and low-maintenance accommodation ready to move straight into. The property comprises of a entrance hall, spacious lounge/diner, modern fitted kitchen, double bedroom and contemporary bathroom, together with access to a communal courtyard garden.

Location is a key feature of this apartment. Positioned just moments from the town centre, it offers easy access to a wide range of shops, cafes, restaurants and leisure facilities, including the popular Buttermarket and Arcade Street Tavern. Ipswich railway station is within walking distance, providing regular direct services to London Liverpool Street, whilst the main bus station is also close by. Christchurch Park and Ipswich Waterfront are both easily accessible, offering beautiful outdoor space, riverside walks and further dining and entertainment options

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

Black and white chequered flooring with entrance mat, post boxes, access to the ground floor flat's front door, and a door leading to the communal garden.

Entrance Hall

Wood effect flooring, intercom entry system, and doors providing access to:

Lounge/Diner

Radiator, wood effect flooring, pendant light, TV point, and a single glazed front aspect window with secondary double glazing.

Kitchen

Fitted with a matching range of light grey gloss wall and base units with marble effect work surfaces and splash backs. Inset stainless steel sink with mixer tap, electric hob with oven below and extractor hood above. Space for an under counter fridge and washing machine. Wood effect flooring and a single glazed window with secondary double glazing.

Bedroom One

Wood effect flooring, pendant light, and a single glazed front aspect window with secondary double glazing.

Bathroom

Fitted with a panel enclosed bath with mixer tap and shower attachment over, folding shower screen, low level w/c, and wash hand basin with mixer tap set within a vanity unit. Heated towel rail, wood effect flooring, partially tiled walls with tiled splash backs, and a single glazed window with secondary double glazing.

Communal Courtyard

Attractive block paved communal courtyard featuring bike storage, a circular bench seating area, and a communal clothes drying line.

Agent Notes

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 39.6 m² (426 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

Connells



To view this property please contact Connells on

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6 Princes Street
 IPSWICH IP1 1QT

EPC Rating: C

Council Tax
 Band: A

Service Charge:
 1857.00

Ground Rent:
 50.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ICH313296

This is a Leasehold property with details as follows; Term of Lease 199 years from 29 Sep 2000. 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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