



Flat 3, 66 Orford Street, Ipswich, Suffolk, IP1 3PE

Guide Price £90,000 Leasehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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SUMMARY

INVESTMENT ONLY - Ipswich & Suffolk Estate Agents are delighted to offer this studio apartment located centrally to West of the town centre, on the desirable Orford Street with close proximity to local shops, cafes and restaurants. The apartment is currently let on standard AST for £625.00 PCM generating £7,500 per annum. The apartment comprises entrance hall with storage, open plan lounge/bedroom area, kitchen and bathroom. There are period features, double glazing and electric heating. The current tenant would like to remain. INSPECTION RECOMMENDED.



COMMUNAL ENTRANCE

Brush matting, carpeted stairs to first floor with door into apartment.

ENTRANCE HALL

8' 1" x 2' 9" (2.46m x 0.84m) Storage cupboard, door into lounge/bedroom.

LOUNGE/BEDROOM

15' 2" x 12' 3" (4.62m x 3.73m) Laminate flooring, double glazed bay window to front aspect, electric heater, storage heater and door to kitchen.



KITCHEN

5' 11" x 5' 8" (1.8m x 1.73m) Matching wall & base units with roll edge work tops, stainless steel sink & drainer, plumbing for washing machine, double glazed sash window to front aspect, electric cooker point, laminate flooring.

SHOWER ROOM

8' 1" x 2' 11" (2.46m x 0.89m) Low level WC, wash hand basin and shower cubicle, extractor fan, laminate flooring.





FLOOR PLAN

LEASE DETAILS

Lease 999 years commencing in 2022.
Service charge £1,200.00 Per Annum.
Peppercorn Ground Rent.

SERVICES

We understand all mains services are connected.
(EXCEPT FOR GAS).

COUNCIL TAX

Ipswich Borough Council, Tax Band (A) £1,645.50p.

NEAREST SCHOOLS

St Matthews C. of E. primary school & Westbourne Academy.

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or

current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact.

Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd

confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

AGENT'S STAMP DUTY NOTE

Please be advised that as of the 1st of April 2025, the government is changing the stamp duty and land tax structure on all residential purchases, which may affect the cost of stamp duty and land tax for your property purchase.

As of the 1st of April 2025, stamp duty and land tax will become due on all residential purchases of £125,000 or more. First time buyers will be required to pay stamp duty and land tax on all purchases of £300,000 or more.

If you are purchasing a second home, you will also be required to pay an additional 5% stamp duty and land tax.

BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to:

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Energy performance certificate (EPC)

Flat 3 66 Orford Street IPSWICH IP1 3PE	Energy rating D	Valid until: 3 July 2029
		Certificate number 0760-2814-6238-9501-0271

Property type: Mid-floor flat
Total floor area: 22 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		14 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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