



Flat 19, 11 St. Georges Street, Ipswich, IP1 3DA

Guide Price £115,000 Leasehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

Flat 19, 11 St. Georges Street, Ipswich, IP1 3DA

SUMMARY

NO ONWARD CHAIN - An immaculately presented one double bedroom apartment, conveniently located in the town centre within easy walking distance of the Ipswich to London mainline train station. Purchased in 2011 the apartment is accessed via a communal entrance lobby and stairs rising to the second floor landing where the well-proportioned private accommodation comprises; entrance hall, stylish lounge-kitchen-diner, double bedroom and bathroom. To the outside there are attractive communal gardens, Zone 2 on road permit parking is available subject to application. Early viewing is highly recommended.

COMMUNAL ENTRANCE LOBBY

Stairs rising to second floor.

SECOND FLOOR LANDING

Apartment entrance door to entrance hall.

ENTRANCE HALL

Wall mounted electric heater, built-in airing cupboard housing hot water tank, wall mounted remote entry intercom, doors to.

LOUNGE-KITCHEN-DINER

11' 11" max. approx. x 21' 2" max. approx. (3.63m x 6.45m)
Double glazed French doors opening in with Juliette style balcony, two wall mounted electric heaters, a stylish contemporary range of gloss fronted base and eye level cupboard and drawer fitted units with under unit courtesy lighting over slate effect work surfaces, inset stainless steel sink drainer unit with mixer tap, built-in electric oven and grill, inset electric hob with extractor chimney over, integrated fridge-freezer and integrated washer-dryer, part wood effect vinyl flooring, part carpeting, television, Sky and telephone points.

BEDROOM

9' 10" max. approx. x 16' 8" max. approx. (3m x 5.08m) Twin double glazed sash windows to front, wall mounted electric heater, built-in sliding mirror fronted wardrobe.

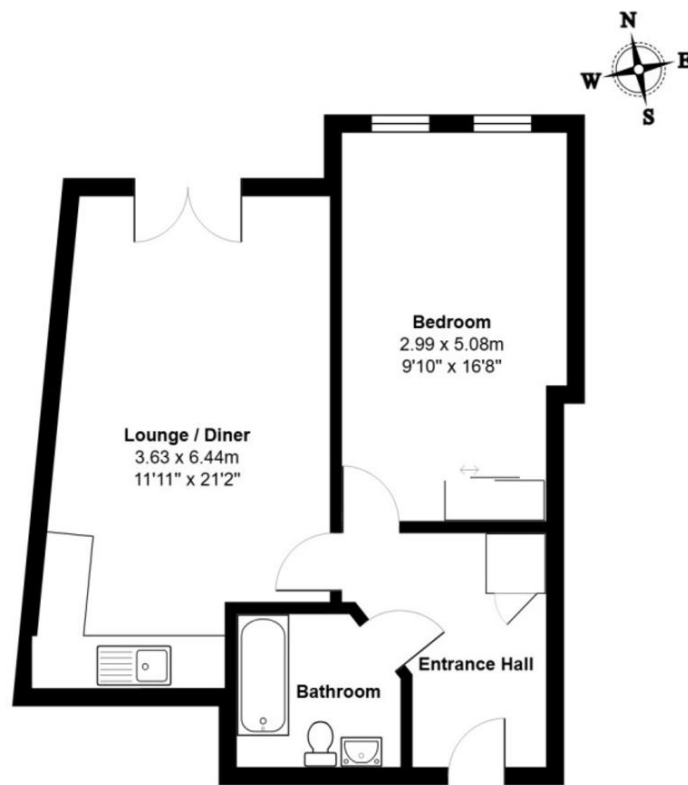
BATHROOM

Chrome heated towel rail, panel bath with mixer tap and thermostatic shower with side screen, pedestal hand-wash basin with mixer tap, low level WC, tiled splash backs, wood effect vinyl flooring.

OUTSIDE

To the rear there is a well-kept attractive communal garden which is securely accessed.





Total Area: 49.4 m² ... 532 ft²

PERMIT PARKING

On road Zone 2 permit parking is available by application to Ipswich Borough Council at an approximate cost of £64.00p PA.

LEASE DETAILS

Lease Remaining - Approximately 140 years in 2026.

Ground Rent - Approximately £150.00p (2026-2027).

Service Charge - Approximately £1,652.32p (2026-2027).

IPSWICH BOROUGH COUNCIL

Tax Band A – Approximately £1,645.50p PA (2026-2027).

NEAREST SCHOOLS (.GOV ONLINE)

St Matthew's C of E primary and Stoke High or Ormiston Endeavour secondary.

DIRECTIONS

Leaving Ipswich town centre and heading West on Crown Street/A1156 towards Tower Ramparts, continue to follow A1156, at the roundabout, take the 3rd exit onto Berners Street, turn right onto Bedford Street, turn right onto St. George's Street, the destination will be on the right cornering Bedford Street and St. Georges Street.

BROADBAND AND 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>

AGENT'S STAMP DUTY NOTE

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/!intro

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.

Energy performance certificate (EPC)

Flat 19
11 St. Georges Street
IPSWICH
IP1 3DA

Energy rating
C

Valid until: 23 March 2035
Certificate number: 1405-8575-5002-1027-3602

Property type
Top-floor flat

Total floor area
29 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 C. It has the potential to be B.

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

Score

Energy rating

Current

Potential

92+	A		
81-91	B		
69-80	C	79 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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

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