



Isham Place | | Ipswich | IP3 0DZ

£110,000

NICHOLAS  
— ESTATES —

Isham Place |  
Ipswich | IP3 0DZ  
£110,000

A two bedroom ground floor flat situated within the Modus development, close to the Ipswich waterfront.

- Full Market Price £110,000
- Open Plan Living/Kitchen Area
- Two Permit Parking Spaces
- Ground Floor Flat
- Walking Distance To Town Centre & Waterfront

### Communal Hallway

Main entrance secure door to;

### Hallway

Side aspect entrance door, carpet, airing cupboard, phone entry system, doors to;

### Bedroom 2

10'9" exc door recess x 7'8" (3.28m exc door recess x 2.34m)  
Front aspect double glazed window, electric panel heater and carpet.



A two bedroom ground floor flat situated within the Modus development, close to the Ipswich waterfront. The accommodation comprises, entrance hall, two bedrooms, shower room and open living/kitchen area. Outside the property benefits a small paved seating area and two permit parking spaces. The property is conveniently situated for access to the waterfront and town centre.



### Bedroom I

12'2 x 9'8 (3.71m x 2.95m)

Front aspect double glazed window, carpet and electric panel heater.

### Shower Room

Low level flush w/c, hand wash basin, tiled flooring, shower cubicle, part tiled walls and extractor fan.

### Living Area

18'6 x 14'4 (5.64m x 4.37m)

Rear aspect double glazed window, rear aspect double glazed door, tiled flooring & carpet, night storage heater, work surface, sink & drainer, wall and base mounted units, electric oven & hob and space for washing machine.

### Agents Note

Ground Rent & Service Charge - £132.43 per month  
Leasehold - 125 years as of 2025 - newly extended lease.

## Welcome home with Flagship Homes

### Who are we?

We are a housing developer committed to building homes, futures, and communities across the east of England - part of Bromford Flagship.

### Your shared ownership journey starts here

To get started with shared ownership, you'll buy an initial share in a property and then pay rent on the remaining shares.

### More than just homes

Buying this home is more than a move - it's a step towards owning your future. With Flagship Homes, you're supported every step of the way.

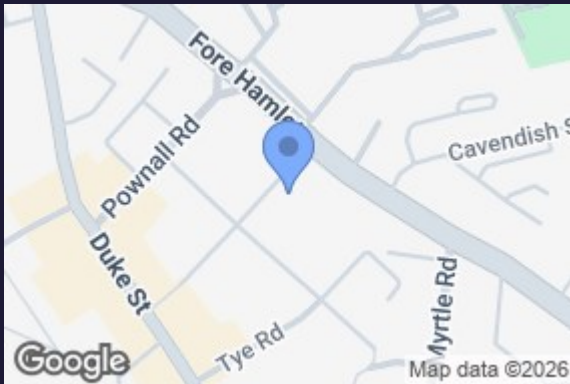


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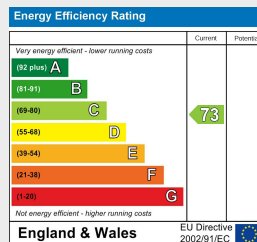


Flagship Homes

Learn more at [flagshiphomes.co.uk](https://flagshiphomes.co.uk) or speak to our sales team today on 01603 255444 (option 1)



Council Tax Band **B**    EPC Rating **C**



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