

53b Burrell Road, Ipswich, IP2 8AH

Guide Price £90,000 Leasehold

**ipswich & suffolk** estate agents  
Part of the Your Ipswich Group

# 53b Burrell Road, Ipswich, Suffolk, IP2 8AH

## SUMMARY

INVESTORS ONLY - Ipswich & Suffolk are pleased to offer for sale this character one bedroom apartment located within walking distance to town centre and vibrant waterfront, and close to Ipswich railway station, ideal for London commuters into Liverpool Street. The apartment comprises: entrance hall, open plan living/kitchen/dining room, double bedroom and shower room. The apartment is currently let on a standard AST with a rental income of £750.00 PCM currently generating £9,000.00 per annum.



## COMMUNAL ENTRANCE HALL

Door into communal entrance hall, door into apartment.

## ENTRANCE HALL

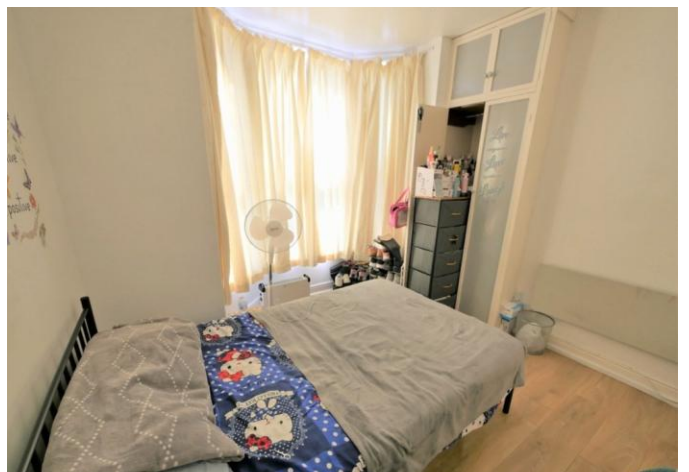
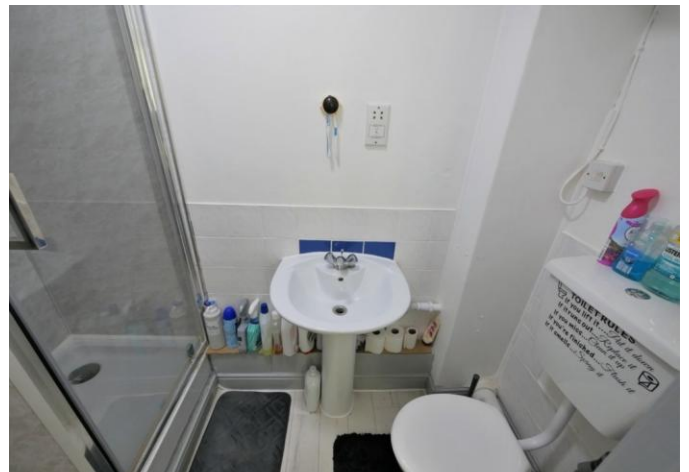
4' 4" x 2' 11" (1.32m x 0.89m) Door into entrance hall further doors to bedroom and living/dining/kitchen.

## LIVING/DINING/KITCHEN

12' 1" x 10' 11" (3.68m x 3.33m) Open plan kitchen/dining/living room laminate flooring, original fire place, electric storage heater, shelving in kitchen area, base units, 2 ring electric hotplates, under counter fridge, stainless steel sink with hot & cold taps, plumbing for washing machine, double glazed door leading to spiral fire escape staircase, views over river to rear.

## BEDROOM

10' 3" x 9' 11" (3.12m x 3.02m) Laminate flooring, electric panel heater, built in wardrobe, double glazed bay window to front aspect, door to en-suite shower room.





### **SHOWER ROOM**

7' 8" x 3' 3" (2.34m x 0.99m) Comprising low level WC, wash hand basin and shower cubicle.

### **SERVICES**

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

### **COUNCIL**

Ipswich Borough Council, Tax Band £1,645.50p.

### **LEASE DETAILS**

180 years remaining.

No service charge Insurance only. £150.00 P.A.

Ground rent £25.00 Per Annum.

### **NEAREST SCHOOLS**

Hillside School Primary & Stoke High School Ormiston 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.

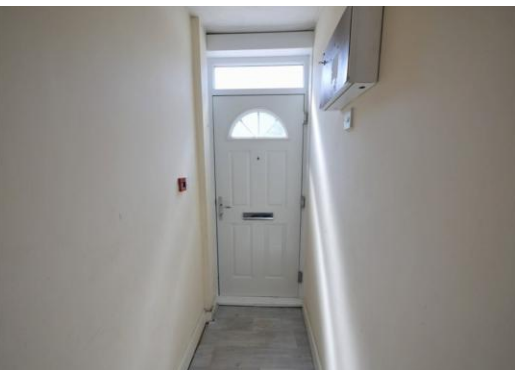
### BROADBAND & MOBILE PHONE COVERAGE

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>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

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