

Flat 10 Wherstead Road, Ipswich, IP2 8JR

william h brown

welcome to

Flat 10 Wherstead Road, Ipswich

This spacious, fifth floor, one bedroom apartment features a bright open plan living space, a modern kitchen, a contemporary bathroom, a well-proportioned double bedroom, underfloor heating, a private balcony, allocated parking and generous storage throughout.

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.

Entrance Hall

A spacious entrance hall with oak effect flooring, underfloor heating, a large double storage cupboard, an additional double airing cupboard, entry phone system and fitted spotlights.

Kitchen/Diner/Lounge

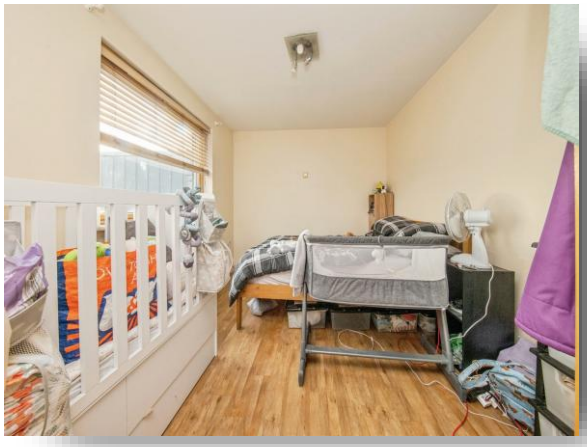
A bright and airy open plan living space, designed for modern living and entertaining. The room benefits from double glazed windows to the front and rear, oak effect flooring throughout, underfloor heating, an additional electric radiator, spotlights and a door leading to the private balcony. The kitchen area is fitted with eye and base level units in wood effect with stone effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, an integrated oven with electric hob and extractor hood, tiled splashbacks, an integrated fridge/freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher.

Balcony

A private outdoor seating area benefiting from a glass balustrade and space for seating and outdoor furniture.







Bedroom
A well-proportioned double bedroom with double glazed window to the rear, oak effect flooring, underfloor heating and TV point.

Bathroom
A modern bathroom with low level WC, pedestal wash hand basin, a panelled bath with shower over and glass screen, partly tiled walls, tiled flooring with underfloor heating, heated towel rail, spotlights and extractor fan.



Parking
The property benefits from one allocated parking space. Please note there is an annual fee of £50 for the parking space.

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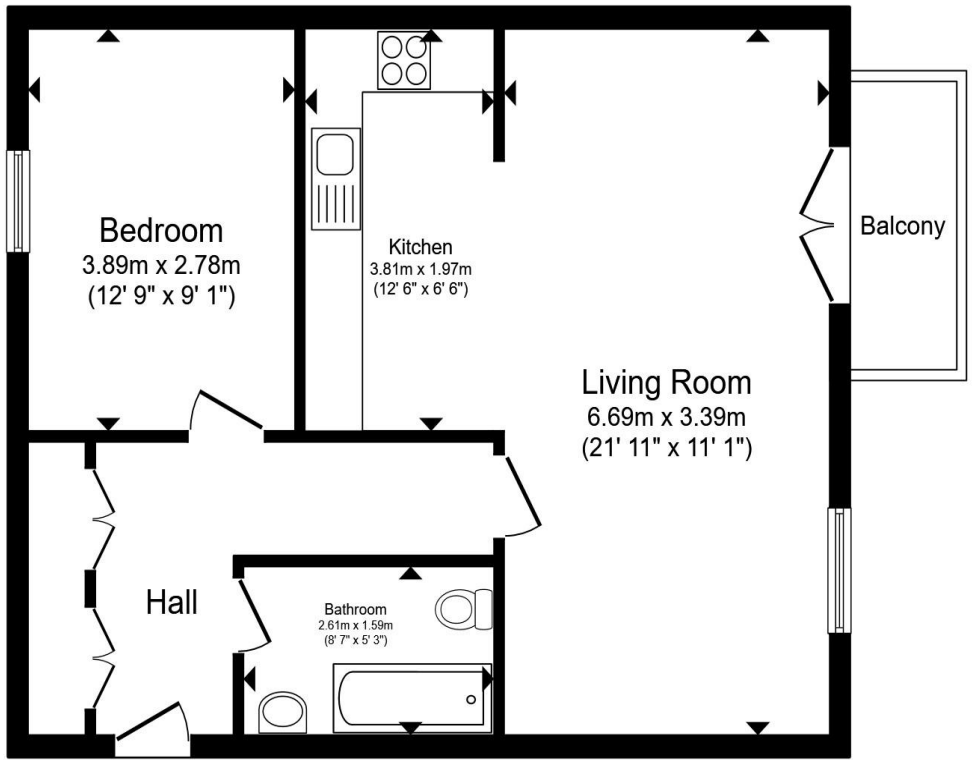
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Tenant in situ paying £675 PCM
- Fifth floor, one bedroom apartment

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 2193.12
Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 120 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£50,000



Total floor area 55.8 m² (601 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

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The Property Ombudsman

Property Ref:
IPS122109 - 0002

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