

Fore Hamlet, Ipswich, IP3 8AD

william h brown

welcome to

Fore Hamlet, Ipswich

This spacious ground floor apartment offers modern and well-balanced accommodation, including two double bedrooms, two bathrooms, allocated parking and direct access to a communal garden. NO ONWARD CHAIN!

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

Grey oak effect flooring, entry phone system and an airing cupboard.

Kitchen/Diner/Lounge

A bright and spacious, open plan living area benefiting from double glazed window to the rear, a door providing direct access to the communal garden, grey oak effect flooring throughout, a storage heater and TV point. The kitchen area is fitted with eye and base level units in grey shaker-style with stone effect worktop surfaces, a stainless steel sink plus drainer, tiled splashbacks, an integrated oven with electric hob and extractor hood, a washer/dryer included and space for a fridge/freezer. A superb space for modern living and entertaining.



Master Bedroom

A spacious double bedroom with double glazed window to the front, carpet flooring, a storage heater and access to the en suite shower room.

En Suite Shower Room

Low level WC, wash hand basin, a shower with glass enclosure, partly tiled walls, grey oak effect flooring, an electric heater and extractor fan.



Bedroom Two

Double glazed window to the front, carpet flooring and an electric radiator.

Bathroom

Low level WC, wash hand basin, a bath with overhead shower, partly tiled walls, grey oak effect flooring, an electric heater and extractor fan.



Outside:

Communal Gardens
The apartment enjoys direct access to the communal gardens, with a patio seating area, a lawned area and established hedging.
Pleasant outdoor space benefiting from afternoon sun.

Parking
The property benefits from one allocated parking space and visitor parking is available.



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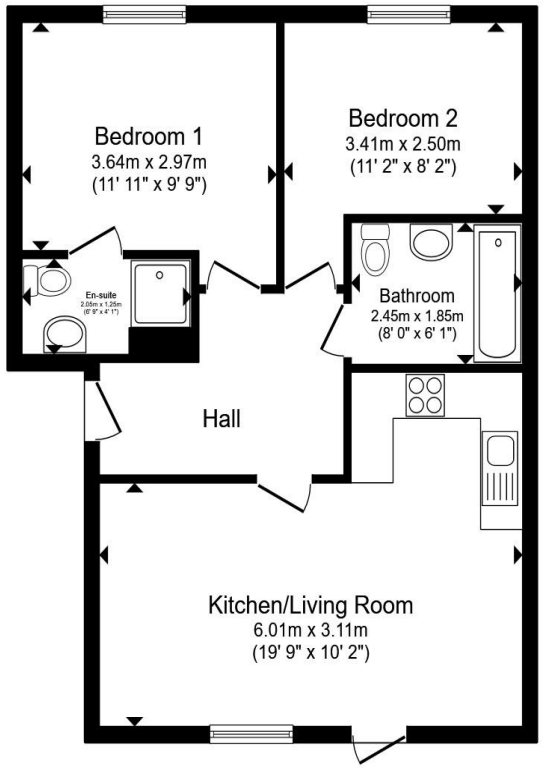
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain
- Ground floor apartment

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 1650.00
Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£90,000



Total floor area 60.1 m² (647 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:
IPS122134 - 0002

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