



Connells

The Spectrum Dunlop Road
Ipswich



Property Description

Situated within the popular Spectrum development, just off Hadleigh Road, this well presented one bedroom apartment offers stylish and contemporary living, enhanced by impressive high ceilings throughout which create a real sense of space and light. The apartment features an open plan living and kitchen area, ideal for modern living, along with a comfortable double bedroom and a modern shower room. Residents benefit from a secure communal entrance, lift access, an on site gym, and a residents' parking scheme and the property would make an ideal purchase for first time buyers, professionals or investors. The property is offered via I Am Sold (Modern Method of Auction).

Dunlop Road offers easy access to the town centre, waterfront, and mainline train station with direct links to London Liverpool Street. The area benefits from a range of nearby shops, restaurants, gyms, and leisure facilities, making it popular with professionals and commuters. Ipswich Marina and Christchurch Park are also within easy reach, providing excellent outdoor and recreational spaces.

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.

Secure Communal Entrance

Secure communal entrance accessed via key code, on site gym available to residents via key code access, lift and stair access to all floors.

Entrance Hall

Wood effect flooring, loft access above the bathroom and doors providing access to all accommodation.

Open Plan Living

Lounge / Diner

Double glazed windows to the front, pendant lighting, electric heater, wood

effect flooring providing a light and versatile living space.

Kitchen

Matching wall and base units in a white gloss finish, wood effect work surfaces and cupboards, inset stainless steel sink with drainer and mixer tap, space for oven and hob with extractor fan above. Cupboard housing washing machine, hot water tank and consumer unit.

Bedroom One

Built in full height double wardrobes with mirrored sliding doors, electric heater, wood effect flooring and double glazed window to the front.

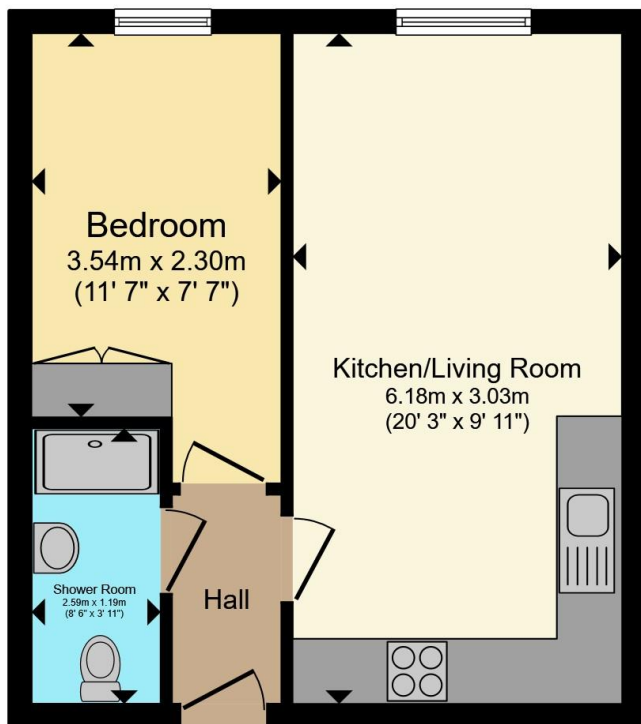
Bathroom

Double shower tray with tiled surround and electric shower, wash basin with hot and cold taps, low level w/c, heated towel rail, built in shelving, extractor fan and wood effect flooring.

Outside

The property benefits from residents' parking which is managed via number plate recognition.





Total floor area 33.6 m² (361 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



To view this property please contact Connells on

T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
IPSWICH IP1 1QT

EPC Rating: C Council Tax Band: A

Service Charge: 3040.00

Ground Rent: 580.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ICH313115

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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