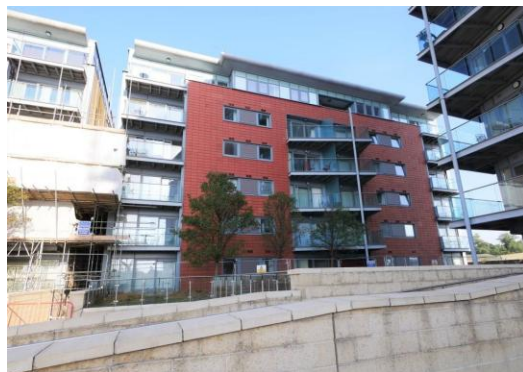




Apartment 405, 1 Anchor Street, Ipswich, Suffolk, IP3 0BY

Guide Price £175,000 Leasehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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SUMMARY

NO ONWARD CHAIN - An ideal opportunity to purchase this 4th floor apartment enjoying its own private balcony overlooking Ipswich Waterfront and conveniently close to local restaurants, bars, shops and the town centre is just a short walk away. The apartment offers secure under cover parking for one vehicle, well maintained communal areas with stairs and lift leading to the apartment, briefly comprising spacious hallway, spacious open plan sitting/dining room with balcony providing views, kitchen with built-in oven hob, extractor and washing machine plus 2 double bedrooms, the master offers built in wardrobes and an en-suite shower room.

COMMUNAL ENTRY HALL

Remote controlled entry intercom providing access into communal entrance, door to secure parking stairs to all floors and lift to all floors.

ENTRANCE HALL

Door into entrance hall, laminated flooring, electric panel heater, 2 door airing cupboard with hot water heater, doors to living room, bedrooms and bathroom.

SITTING/ DINING ROOM

18' 10" x 12' 11" (5.74m x 3.94m) Laminated flooring, 2 electric panel heaters, double glazed door leading to balcony with views overlooking Ipswich waterfront, opening into kitchen.

KITCHEN

12' x 6' 2" (3.66m x 1.88m) Comprising eye level and matching base units with work tops, integrated electric 4 ring oven & hob with stainless steel extractor hood, integrated washing machine, space for fridge/freezer, non slip flooring.

BEDROOM 1

17' 1" x 9' 4" (5.21m x 2.84m) Laminate flooring, 2 door built in mirrored wardrobe, electric panel heater, double glazed window to front aspect, door into en-suite shower room.





EN-SUITE

Comprising low level WC, wash hand basin and shower cubicle, chrome heated towel rail, non slip flooring, extractor fan.

BEDROOM 2

12' 9" x 8' 11" (3.89m x 2.72m) Laminate flooring, electric panel heater, double glazed corner window to front aspect.

BATHROOM

Comprises low level WC, wash hand basin and bath with mixer shower attachment, non slip flooring, chrome heated towel rail, built in storage cupboard.

PARKING

Secure under cover parking with allocated parking space.

COUNCIL

Ipswich Borough Council, Tax band (C) £1,915.28p.

NEAREST SCHOOLS

Cliff Lane Primary School & Stoke High School Ormiston Academy.

LEASE DETAILS

Length of lease remaining 105 years.

Service charge £2,248.00 P/A.

Ground Rent £200.00 P/A.

SERVICES

We understand all mains services are connected EXCEPT FOR GAS.

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>

STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

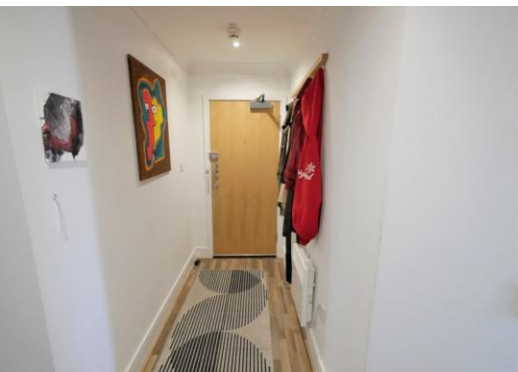
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Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



VIEWING STRICTLY BY APPOINTMENT
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