



174 Norwich Road, 32 Westwood Court, Ipswich, IP1 2QX

Guide Price £70,000 Leasehold

ipswich &
suffolk estate
agents
Part of the Your Ipswich Group

174 Norwich Road, 32 Westwood Court, Ipswich, IP1 2QX

NO ONWARD CHAIN - We are delighted to be offering for sale this well presented 2 bedroom first floor apartment located to the North West of Ipswich, with local buses passing the apartments for easy access into town centre. Built in 1999 for the over 60's or over 55 for couples, with well maintained communal areas, communal lounge for a variety of activities, launderette & beautiful mature gardens. The apartment can be accessed via the stairs or lift, and briefly comprises: entrance hall, good size lounge/dining room, fitted kitchen, 2 bedrooms and shower room. There is a 24 hour emergency careline system and the residents car parking is on a first come first served basis, with a car registration system located in the main entrance area.



COMMUNAL ENTRANCE

Secure access into entrance hall with in house management office, well maintained communal area's, residents lounge, laundry room and bin storage, stairs & lifts to all floors. There is a guest room for rent if required which can be organised via the manager.

ENTRANCE HALL

Door into entrance hall, carpeted flooring pull cord alarm electric heater, 2 storage cupboards, airing cupboard housing hot water tank, doors to lounge/dining room, bedrooms and shower room.



LOUNGE/ DINING

19' 9" max x 16' 9" max (6.02m x 5.11m) Carpeted flooring, 2 electric heaters, emergency pull cord, double glazed bay window with views up Norwich Road, double doors into kitchen.

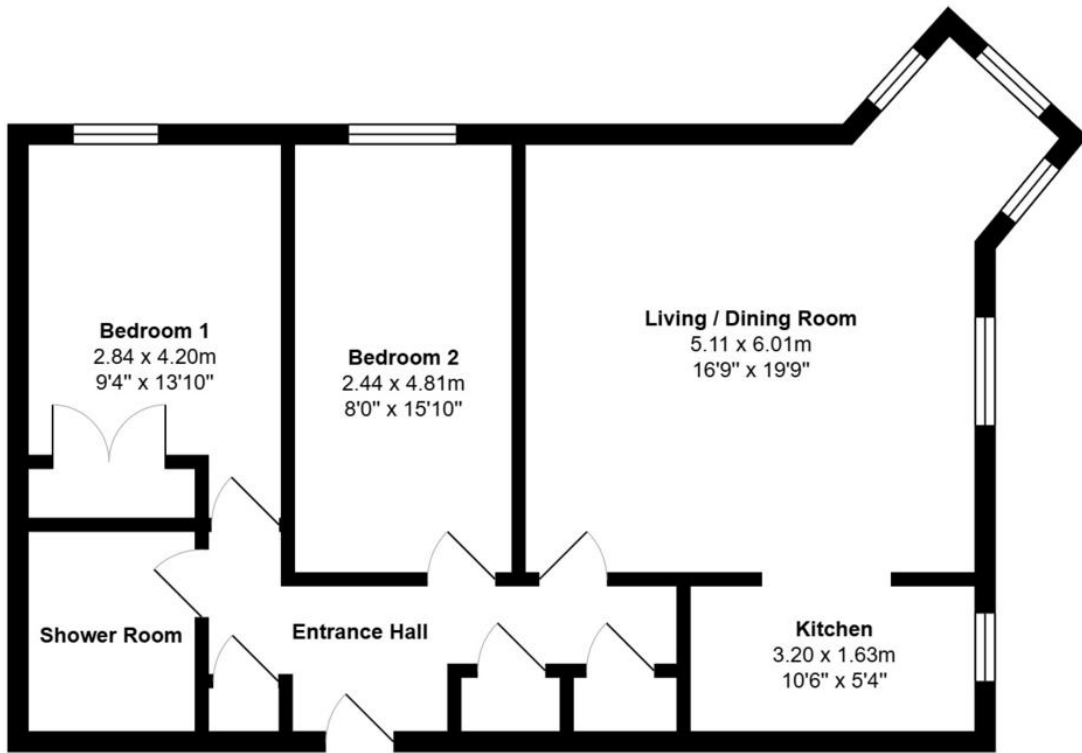
KITCHEN

8' 5" x 4' 9" (2.57m x 1.45m) Matching wall & base units with roll edge work tops, 4 ring electric hob with extractor over, wall electric oven, enamel sink with mixer tap, under counter space for fridge & freezer, Creda wall heater, double glazed window to front aspect, vinyl floor covering.

BEDROOM 1

13' 10" x 9' 4" (4.22m x 2.84m) Carpeted flooring, electric heater, emergency pull cord, mirrored built in wardrobe,





double glazed window to front aspect.

BEDROOM 2

11' 9" x 8' (3.58m x 2.44m) Carpeted flooring, electric heater, emergency pull cord, double glazed window to front aspect.

SHOWER ROOM

Modern fitted low level WC, wash hand basin and walk in shower cubicle, floor to ceiling tiled walls, vinyl floor covering, emergency pull cord, extractor fan.

OUTSIDE

Mature well maintained communal gardens.

RESIDENT PARKING

Car registration in communal entrance near managers office. Parking is on a first come first served basis.

COUNCIL

Ipswich Borough Council, Tax Band (C) £2,194.50p.

SERVICES

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

LEASE DETAILS

125 YEAR LEASE

LEASE COMMENCED ON 1/4/1999

LEASE REMAINING 98 YEARS

SERVICE CHARGE £4,544.60 PA

GROUND RENT £753.92 PA

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.

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

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>

Energy performance certificate (EPC)		
Flat 32 Westwood Court IPSWICH IP1 2DX	Energy rating C	Valid until: 10 August 2035 Certificate number: 2649-6713-9574-8114-1918
Property type	Mid-floor flat	
Total floor area	64 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		



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

01473 289333
www.your-ipswich.co.uk

125 Dale Hall Lane, Ipswich, IP1 4LS
Email: sales@your-ipswich.co.uk



Ipswich & Suffolk Estate Agents (trading as Your Ipswich Ltd). Registered in England, Company No: 07815579 | VAT No: 150 7321 41.

Registered office: 125 Dale Hall Lane, Ipswich, IP1 4LS.