



203 Saturn Road, Ipswich, Suffolk, IP1 5PY

Guide Price £135,000 Leasehold

**ipswich &
suffolk** estate
agents
Part of the Your Ipswich Group

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SUMMARY

NO ONWARD CHAIN - We are delighted to offer for sale this 2 bedroom, ground floor apartment, located to the West of Ipswich on the Blakenham Park Development, with easy access to local superstores, bus service and schools. The apartment offers a communal entrance hall, entrance hall, open plan lounge/dining, kitchen, 2 bedrooms with en-suite to the master plus a family bathroom. There is a allocated parking space, double glazing throughout, electric heating and the lease has 980 years remaining. SUITABLE FOR BUY TO LET INVESTORS AND FIRST TIME BUYERS.



COMMUNAL ENTRANCE HALL

The apartment is accessed through carport archway leading to door into communal entrance hall.

ENTRANCE HALL

Door into entry hall laminate flooring, electric heater, storage cupboard, airing cupboard with hot water cylinder, doors to lounge/dining, bedrooms and bathroom.

LOUNGE/ DINING

17' 9" x 11' 8" (5.41m x 3.56m) Carpeted flooring, 2 electric heaters, double glazed window to front aspect, opening to kitchen.



KITCHEN

8' 8" x 6' 6" (2.64m x 1.98m) Matching wall & base units with roll edge worktops, 4 ring electric hob with stainless steel over, electric oven, stainless steel sink & drainer with mixer tap, plumbing for washing machine, space for fridge/freezer, double glazed window to rear aspect.

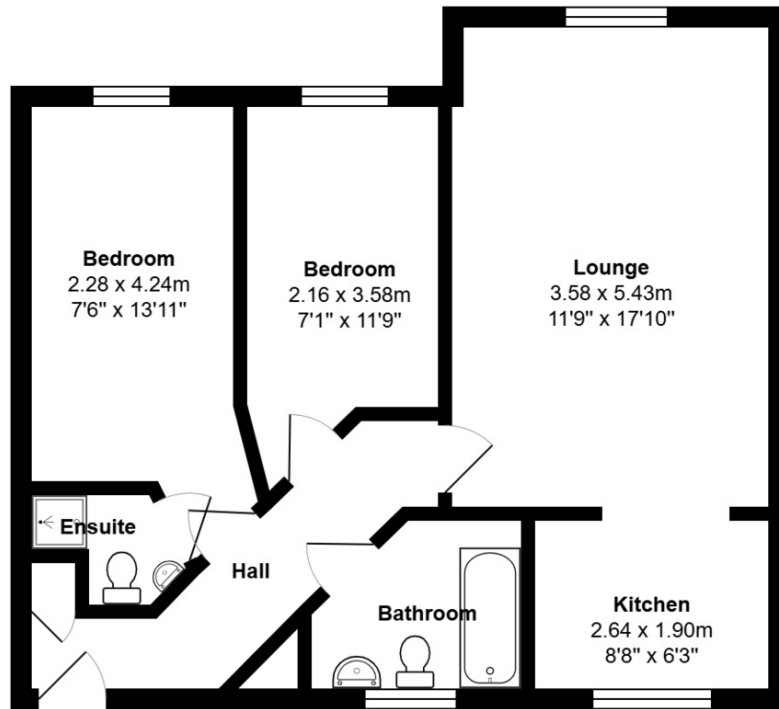
BEDROOM 1

13' 11" x 7' 6" (4.24m x 2.29m) Carpeted flooring, electric heater, double glazed window to front aspect, door into en-suite.

EN-SUITE

Comprising low level WC, wash hand basin and shower cubicle, extractor fan, vinyl floor covering, chrome heated towel rail.





BEDROOM 2

10' 2" x 7' 1" (3.1m x 2.16m) Carpeted flooring, double glazed window to rear aspect, electric heater.

BATHROOM

Comprising low level WC, wash hand basin and bath with mixer shower attachment, double glazed window to rear aspect, extractor fan, chrome heated towel rail, vinyl floor covering.

SERVICES

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

LEASE DETAILS

980 Years Remaining.

Service charge £1,580.04 P.A.

Ground Rent £250.00 P.A.

COUNCIL

Ipswich Borough Council, Tax Band (A) £1,645.50p.

NEAREST SCHOOLS

Springfield infant & junior school & Westbourne Academy.

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

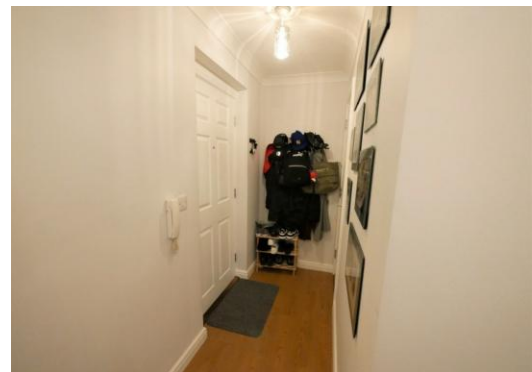
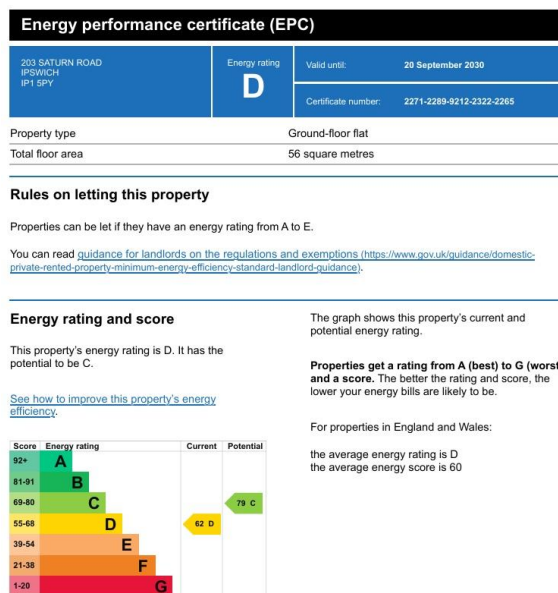
BROADBAND & MOBILE PHONE COVERAGE

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>



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THROUGH YOUR IPSWICH LTD**

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