

GANYMEDE CLOSE IPSWICH, IP1 5AE FOR SALE

- CHAIN FREE
- TWO BEDROOMS
- WELL PRESENTED
- POPULAR LOCATION
- CLOSE TO AMENITIES
- ENSUITE
- ALLOCATED PARKING
- COUNCIL TAX BAND A
- EPC C



PRICE
£150,000



GD Estates are delighted to offer to the market this well-presented, CHAIN FREE two-bedroom first-floor apartment, situated on the outskirts of Ipswich.

The accommodation comprises two bedrooms, including a principal bedroom with en-suite shower room, a spacious living room, fitted kitchen, and family bathroom.

Externally, the property benefits from allocated off-road parking.



LOCATION:

Ipswich offers a wide range of educational, recreational, and cultural amenities, along with excellent transport links including a mainline train station with direct services to London Liverpool Street. The property also benefits from easy access to the A14, providing convenient routes to Bury St Edmunds, Cambridge, and London via the M11.

ENTRANCE HALLWAY:

The apartment is accessed via a communal entrance hall and stairwell. A wooden entrance door opens into a spacious hallway providing access to all accommodation. Additional features include two built-in storage cupboards and an electric heater.

LIVING ROOM

Light and airy living room featuring a large uPVC window to the rear aspect, open-plan access to the kitchen, and two electric radiators.

KITCHEN:

Featuring a range of wall-mounted and under-counter cabinets beneath square-edge granite-effect worktops. Inset stainless steel sink with drainer and mixer tap, integrated electric oven and hob with extractor hood over, and space for a fridge-freezer and washing machine/dishwasher. uPVC window to the front aspect.

BEDROOM 1:

Double bedroom with a uPVC window to the rear aspect, one electric radiator, and access to the en-suite shower room.

ENSUITE:

Featuring a three-piece white suite comprising a shower cubicle with mains shower, pedestal wash hand basin, and low-level WC. Additional features include an extractor fan.

BEDROOM 2:

With a uPVC window to the rear aspect and one electric radiator.

BATHROOM:

Featuring a three-piece white suite comprising a panelled bath with mains shower and glass screen over, low-level WC, and pedestal wash hand basin. Heated towel rail and obscure uPVC window to the front aspect.

EXTERNALLY:

The property has allocated parking.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

SERVICES:

The property benefits from mains water, drainage and electricity. Electric heating.

TENURE:

The property is LEASEHOLD, chain free and will be sold with vacant possession.

LEASE DETAILS:

- A lease of 999 years was granted from 1 September 2005
- Ground rent: £300 p/a
- Service charge: £1390.56 p/a



631 sq.ft. (58.7 sq.m.) approx.

