







6 Simon House, 39 St Marys Road, Ipswich, Suffolk, IP4 4SP

Guide Price £135,000 Leasehold

ipswich & suffolk estate agents

Part of the Your Ipswich Group

6 Simon House, 39 St Marys Road, Ipswich, Suffolk, IP4 4SP



SUMMARY

NO ONWARD CHAIN - A great opportunity to purchase this 2 bedroom ground floor apartment located to the desirable North-East of Ipswich, set on the sought-after St Marys development, with easy access to local shops, schools and bus services. It is a short walk into town to enjoy the vibrant waterfront with its bars & restaurants. The apartment is located to the rear of the development near wooded area, access to the apartment is via a well-maintained communal entrance, with stairs and lift to other floors. Briefly comprising: door into entrance hall, spacious lounge/dining, well appointed kitchen, 2 bedrooms, master with en-suite shower room, and family bathroom. Further benefits include sash style double glazed windows, electric heating and there is allocated parking for one vehicle. All furnishings are available by separate negotiation.



COMMUNAL ENTRANCE

Doors to communal entrance hall with stairs and lift to all floors, well maintained hallway leading to apartment.

ENTRANCE HALL

Carpeted flooring, entry phone, electric panel heater, 2 door built in storage cupboard, airing cupboard housing pressurised hot water cylinder, doors to bedrooms, lounge/dining and bathroom.

LOUNGE/DINING

Carpeted flooring, double glazed sash windows to front aspect, electric panel heater and 1 storage heater, opening to kitchen.

KITCHEN

Matching wall & base units with roll edge work tops, 4 ring electric hob with extractor over, electric oven & grill, stainless steel sink & drainer with mixer tap, space for under counter fridge, plumbing for washing machine, further space for upright fridge/freezer, vinyl floor covering.



BEDROOM 1

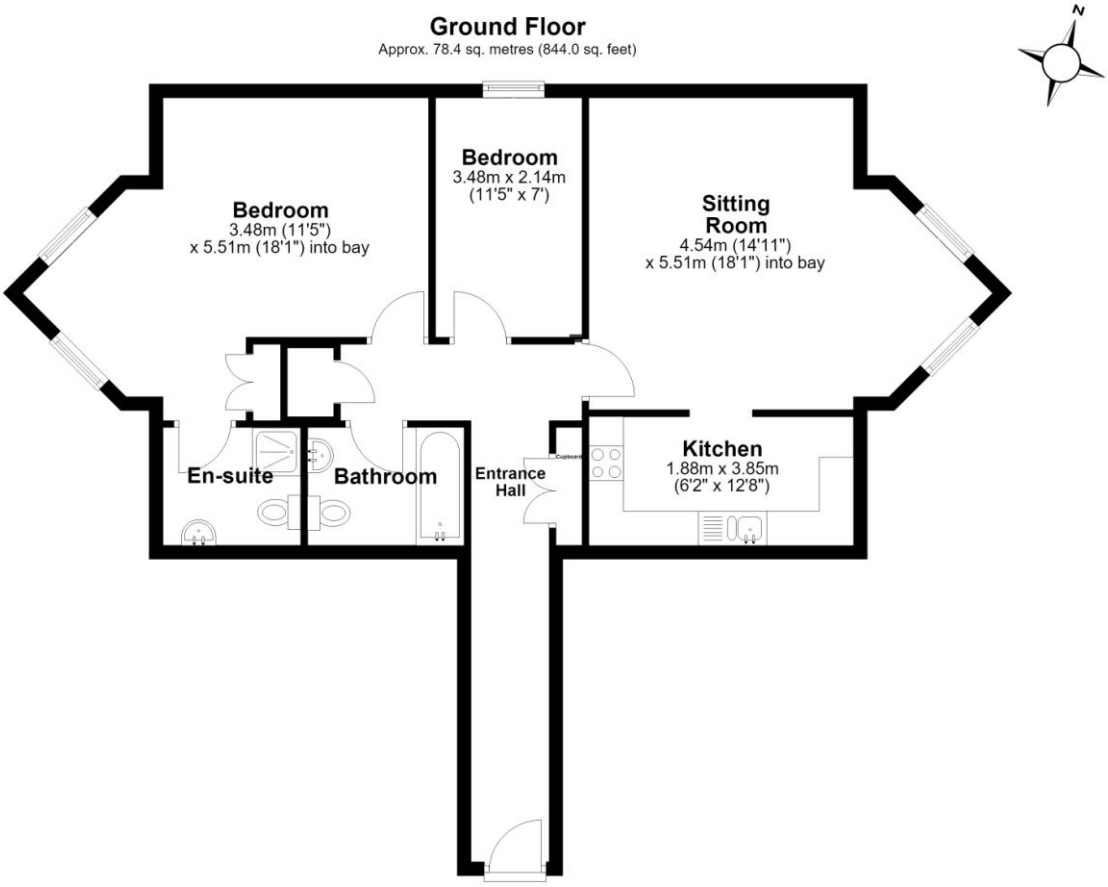
Carpeted flooring, 2 double glazed sash windows to rear aspect looking out to gardens and wooded area, electric panel heater, 2 door built in wardrobe, door into en-suite.

EN-SUITE

Comprising low level WC, wash hand basin and shower cubicle, electric panel heater, laminate flooring, extractor fan, shaver socket.

BEDROOM 2

Carpeted flooring, electric panel heater, double glazed sash window to side aspect.



Total area: approx. 78.4 sq. metres (844.0 sq. feet)

BATHROOM

Comprising low level WC, wash hand basin and bath with mixer shower attachment, electric panel heater, extractor fan, shaver socket.

PARKING

One allocated parking space number 6 to the rear of the property.

SERVICES

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

COUNCIL

Ipswich Borough Council, Tax Band (C) £2,194.00p.

NEARSEST SCHOOLS

Sidegate primary school & Northgate High school.

LEASE DETAILS

101 years remaining.
Service charge £2,310.03p.
Ground Rent £100.00p.

AGENTS NOTES

All furnishings in the apartment can be purchased under separate negotiation. The flooring throughout has had a deep clean, the apartment has been re-decorated.

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.

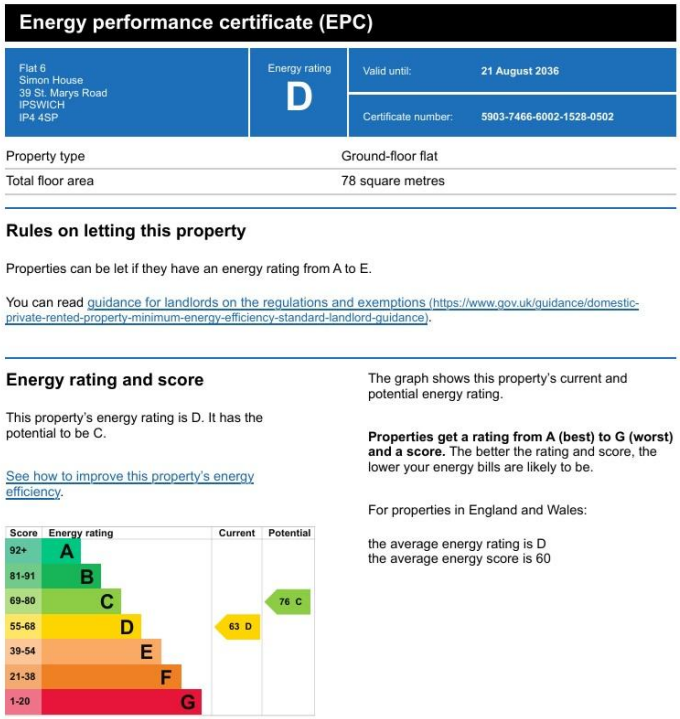
STAMP DUTY LAND TAX (SDLT)

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 6
Simon House
39 St. Marys Road
IPSWICH
IP4 4SP

Energy rating: D

Valid until: 21 August 2036

Certificate number: 5903-7466-6002-1528-0502

Property type	Ground-floor flat
Total floor area	78 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).

Energy rating and score

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

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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







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.