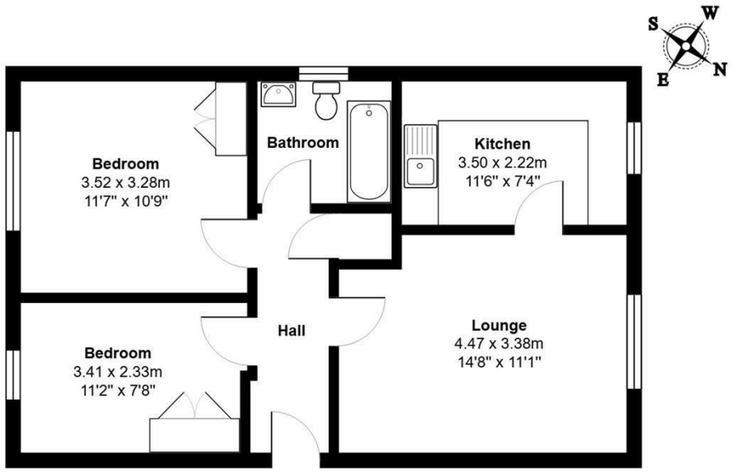
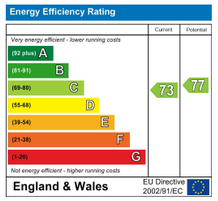
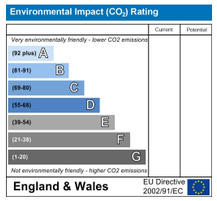


Total Area: 54.3 m² ... 585 ft²





THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose.
A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller.
The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.
Photography Disclaimer

Some photographs may have been digitally enhanced or adjusted using AI for presentation purposes. These enhancements are intended to provide an attractive representation of the property for marketing purposes. Prospective purchasers are advised to satisfy themselves as to the property's condition, appearance and features when viewing.

Hamilton Smith
ESTABLISHED | INDEPENDENT | EFFECTIVE

58 Finbars Walk, Ipswich IP4 1HY

£115,000

NO ONWARD CHAIN - This TWO BEDROOM 1st floor flat is located close to the town centre on the east side of Ipswich. Recently decorated and new carpets, now ready to make your own. Benefits from double glazed windows, heating and OFF ROAD PARKING, an ideal first time buy or investment opportunity.

Hamilton Smith
ESTABLISHED | INDEPENDENT | EFFECTIVE

58 Finbars Walk, Ipswich, IP4 1HY

Ipswich

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

Situated in a desirable location, this flat is close to local amenities, including shops, parks, and public transport links, making it easy to explore all that Ipswich has to offer. Whether you are a first-time buyer or looking to downsize, this flat presents an excellent opportunity - enjoy a freshly decorated home and new fitted carpets.

Do not miss the chance to make this lovely flat your new home.

Communal door to hall

Stairs to all floors

1ST FLOOR:

This spacious 2 bedroom flat has recently been freshly decorated throughout and has new carpets and vinyl flooring.

Door to

ENTRANCE HALL:

Doors off, airing cupboard with a water heater/immersion fitted 2026 and header tank. Intercom entry phone.

LOUNGE: 14'6 x 12 (4.42m x 3.66m)

Double glazed windows to rear, wall heater, door to

KITCHEN: 11'4 x 7'3 (3.45m x 2.21m)

Double glazed window to rear. Range of wall and base units, sink and drainer, drawers, worktops, space for appliances including a washing machine, fridge/freezer, oven and hob (no appliances have been tested) tiled splash backs. Brand new vinyl flooring. The kitchen is clean but could be updated.

BEDROOM ONE: 11'5 x 10'8 (3.48m x 3.25m)

Double glazed window to rear, fitted wardrobe and a radiator.

BEDROOM TWO: 10'8 x 7'5 (3.25m x 2.26m)

Double glazed window to rear, fitted wardrobe and a radiator.

BATHROOM:

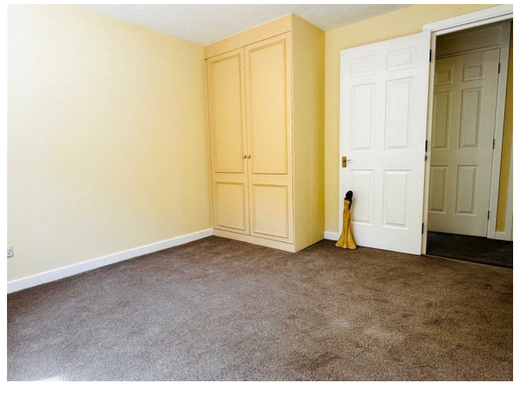
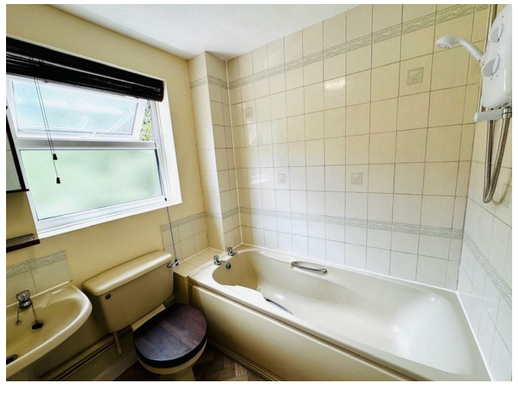
Double glazed window to side, bath with shower over, hand wash basin, W.C, part tiled walls and a wall heater. Brand new vinyl flooring. The bathroom is clean but could be updated.

OUTSIDE:

Set in an area with mature trees, this apartment has off road parking. Communal gardens.

USEFUL INFORMATION LEASEHOLD:

The vendors have informed us that the council tax band is A and the property is on a water meter. No Ground Rent to pay per year, Service charge is £1,200 per year and 961 years remaining on lease.
Service charge covers window cleaning, upkeep and cleaning of communal areas and gardens.

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com