







22 Siloam Place, Ipswich, IP3 0FB

Guide Price £125,000 Freehold

ipswich & suffolk estate agents

Part of the Your Ipswich Group

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SUMMARY

An ideal opportunity to purchase this 3rd floor 2 bedroom apartment. Conveniently close to local restaurants, bars, shops, Ipswich waterfront and the town centre is just a short walk away. The apartment offers a parking permit and a visitor permit, well maintained communal areas, briefly comprising spacious hallway, spacious open plan sitting/dining room and kitchen with Juliet balcony, 2 double bedrooms and master bedroom with an ensuite.



ENTRANCE COMMUNAL LOBBY

Entrance door, stairs to 3rd Floor

ENTRANCE HALL

Front entrance door to hall area, phone point, entry telecom and door to-



LOUNGE/DINER

18' 1" x 11' 6" (5.51m x 3.51m) Electric radiator, TV Point, white wood style laminate flooring and a Juliet Balcony.

KITCHEN

11' 1" x 8' 3" (3.38m x 2.51m) Comprising eye level and matching base units with work tops, 1 1/4 sink drainer, integrated electric 4 ring oven & hob with stainless steel extractor hood, space for washing machine and fridge/freezer, white wood style laminate flooring.

BEDROOM 1

11' 1" x 9' 7" (3.38m x 2.92m) Window to communal garden, electric radiator, laminate flooring and door to ensuite.

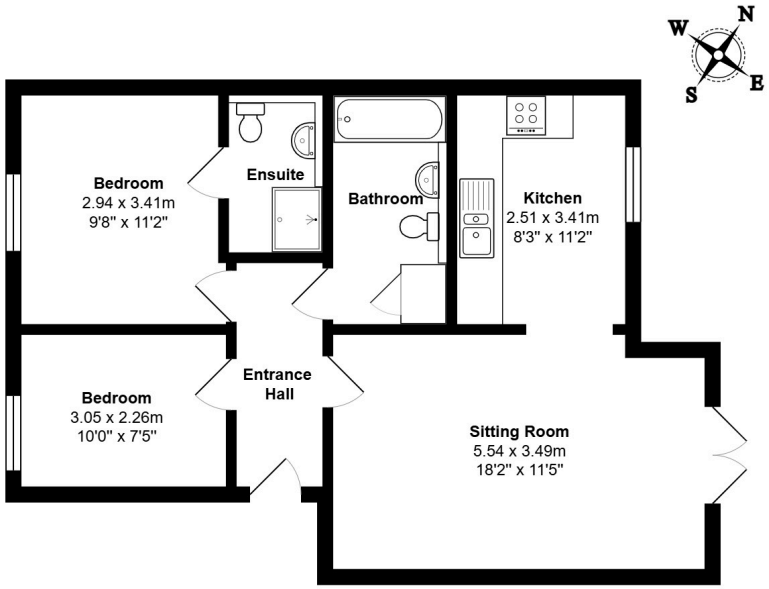


ENSUITE

Shower cubicle, W.C and hand wash basin, part wall tiled, heater, mirror and wood style flooring.

BEDROOM 1

10' x 7' 3" (3.05m x 2.21m) Window overlooking communal garden, electric radiator, white wood style laminate flooring.



Total Area: 61.6 m² ... 663 ft²

All measurements are approximate and for display purposes only

BATHROOM

Panel bath with shower over and glass screen, pedestal hand wash basin and W.C., heated towel rail, wood style flooring and a cupboard housing the hot water tank.

OUTSIDE

The apartment comes with one parking space with permit plus one visitor pass. There is also a communal courtyard garden to the rear of the property with access via the communal hallway.

COUNCIL

Ipswich Borough Council - Council Tax band (B) £1,919.75 (2026-2027).

NEAREST SCHOOLS

Cliff Lane Primary School & Stoke High School Ormiston Academy

LEASE DETAILS

Length of lease remaining 85 years.
Service charge £2,475.67 P/A.

SERVICES

We understand all mains services are connected EXCEPT FOR GAS.

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

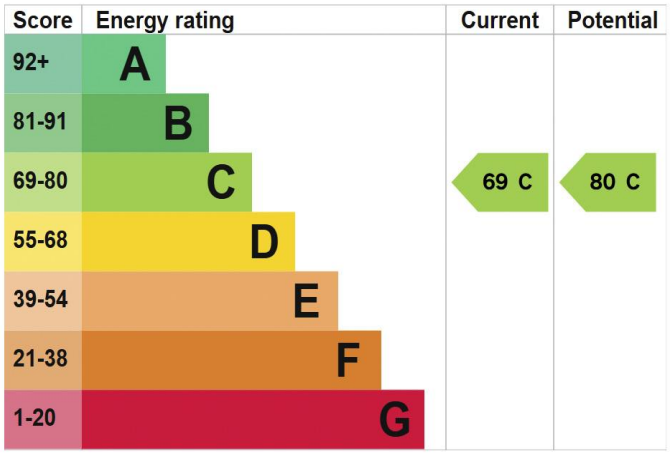
STAMP DUTY LAND TAX (SDLT)

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

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

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VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH LTD

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