



Flat A, 14 Withipoll Street, Ipswich, IP4 2BZ

Guide Price £95,000 Share of Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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COMMUNAL ENTRANCE HALL

Front Entrance door to communal hall with Door to Apartment A

ENTRANCE HALL

Door to apartment, hall with stairs down to living area and door to bathroom.

BATHROOM

White suite comprising of a panel bath with shower over and glass screen, vanity unit with hand wash basin, W.C. London style brick tiles on half wall and around the shower area, heated towel rail, windows to side and rear aspect, wood style flooring and cupboard housing boiler.

OPEN PLAN BEDROOM/ LIVING AREA

23' 9" x 14' 5" (7.24m x 4.39m) Window to rear aspect, storage cupboard, wood style flooring, phone point, radiators and door to kitchen.

KITCHEN

9' 9" x 6' 11" (2.97m x 2.11m) Base and eye level units and work top, 1 1/4 sink drainer, integrated oven and hob, tiled splashback, space for fridge/freezer and space and plumbing for washing machine. tiled flooring, window to side aspect and door to communal garden.

COMMUNAL GARDEN

Decking area, fence enclosed and access via gate at rear.

LEASEHOLD INFORMATION

Approx 995 years remaining.

Share of Freehold (4 properties)

Ground Rent 0

IPSWICH BOROUGH COUNCIL

Tax band A - Approximately £1,645.50PA (2026-2027)

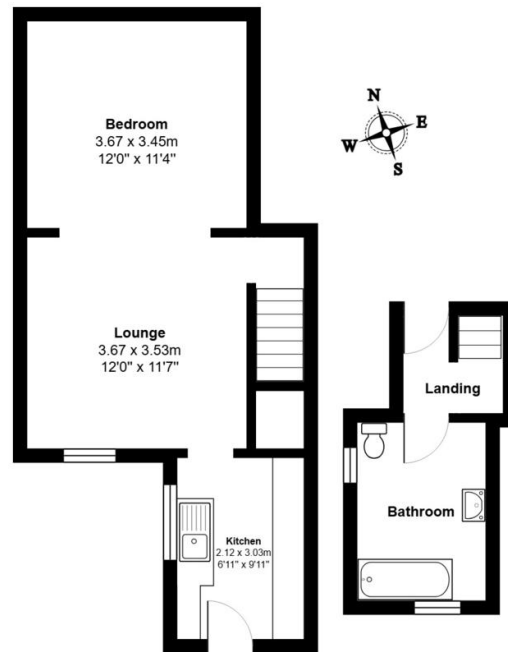
NEAREST SCHOOLS (.GOV ONLINE)

Primary School - St Margaret's Church of England

Voluntary Aided Primary School

Secondary School - Northgate High School





Total Area: 45.6 m² ... 491 ft²

BROADBAND AND MOBILE PHONE COVERAGE

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 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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