

*Rare freehold two bedroom apartment with a garage offered for sale as an investment with existing tenancy.*



## Guide Price

£135,000

Freehold

Ref: B319/RB

## Address

73 Beech Road  
Rushmere St Andrew  
Ipswich  
IP5 1AP



Desirable East Ipswich location  
Self contained two bedroom apartment  
Rear garage  
Let on an Assured Shorthold Tenancy producing £750 pcm  
Freehold for sale  
The freehold in 71 Beech Road (shop beneath) is also available at an additional price. Further details on request.

## Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU

T: 01728 724200  
email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

And at The London Office  
40 St James' Place  
London SW1A 1NS

## Location

The subject property is located on the corner of Beech Road and Quantock Close in an attractive and popular part of East Ipswich, just off Woodbridge Road and close to Ipswich Hospital. Situated on the main No. 66 bus route, providing convenient public transport links.

## Description

The subject property comprises an attractive, modern first floor, two bedroom flat which is double aspect and has a small rear shared access/balcony with ground floor lobby/entrance hall. The property also includes an attached garage to the rear (not been inspected internally). The property is of brick construction arranged under a pitched tiled main roof and double glazed sealed windows have been set in all the openings.

The flat is finished to a fairly good standard with electric night storage heaters, double glazing and carpeting to all main rooms, excluding the kitchen. There is an airing cupboard off the hall and the kitchen and bathroom provide reasonably modern facilities. The bath has a Triton T80 shower fitted.

## Planning

The property has established use as a self contained residential flat.

## Tenancy

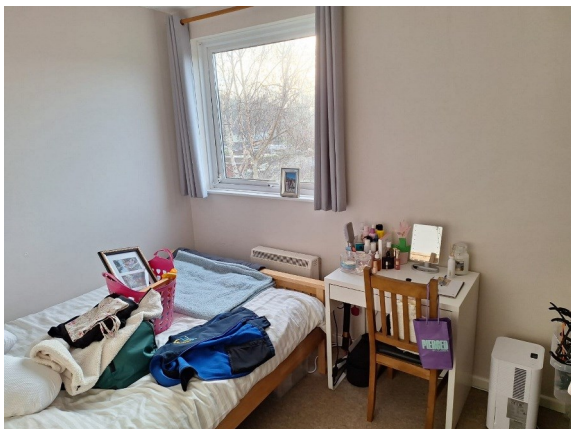
The entire property is let to an individual on an Assured Shorthold tenancy which commenced TBC and the rent payable is £750 per calendar month, i.e. £9,000 per annum.

## Tenure

The property is held on a freehold tenure and we understand all costs of repairing the overall property are shared 50:50 with the freeholder of 71 Beech Road (a commercial property on the ground floor). It should also be noted that there is access from the rear stairs and entrance hall to 69 Beech Road, an adjacent residential property, and we have assumed this has all necessary rights of way and access.

## Insurance

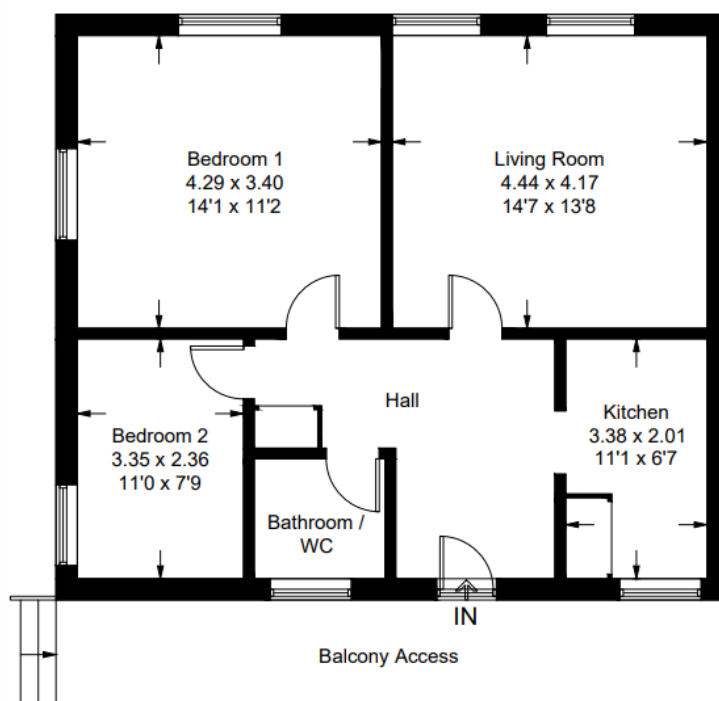
Buildings insurance would be arranged by each freeholder.





## Floorplan

Approximate Gross Internal Area = 65.3 sq m / 703 sq ft



**Viewing** Strictly by appointment with the agent.

**Services** We understand that all mains services are connected. The electricity supply to the flat is from within the ground floor shop of 71 Beech Road and the water supply may also be provided from within the shop, 71 Beech Road. Smart water meter fitted in January 2026.

**Broadband** To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Mobile Phones** To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**EPC** Rating = D (Copy available from the agents upon request).

**Council Tax** Band A, £1455.09 per annum payable 2025/2026

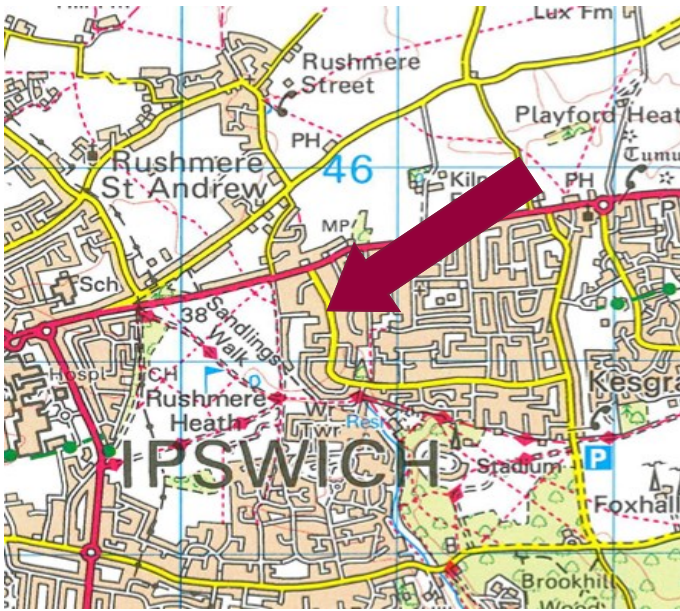
**Local Authority** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

**January 2026**



## Directions

From Ipswich Hospital, turn left onto Heath Road and continue straight ahead onto Woodbridge Road (A1214), following signs for Rushmere St Andrew. Continue along Woodbridge Road, then turn right into Beech Road. Follow Beech Road until you reach number 71, which will be on the road within Rushmere St Andrew, IP5 1AP.

For those using the What3Words  
///desire.axed.love



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.