



Henley Road, Ipswich,
£135,000

 Grace
Estate Agents

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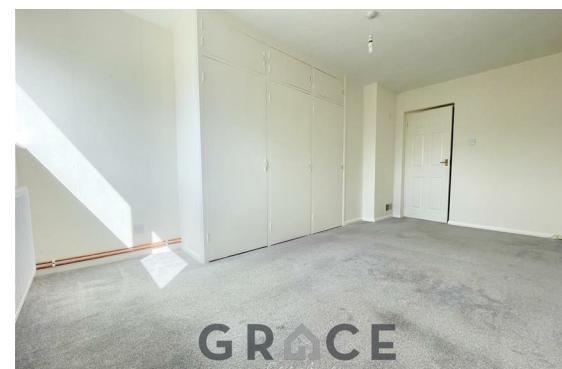
- CHAIN FREE
- TWO BEDROOMS
- SECOND FLOOR
- 16FT LIVING ROOM
- SEPARATE KITCHEN
- GAS TO RADIATOR HEATING
 - DOUBLE GLAZING
- VIEWS OVER HENLEY GREEN
 - GARAGE
 - COMMUNAL GARDENS

GRACE ESTATE AGENTS are delighted to present this chain free two bedroom apartment over looking a green, located conveniently close to local shops and Ipswich town centre.

PROPERTY:

GUIDE PRICE: £145,000 TO £155,000:
 CHAIN FREE: A great opportunity to acquire this spacious two bedroom second floor apartment, located in this convenient position looking over open green space. This light and airy property is offered with vacant position and benefits from gas to radiator heating, double glazing, fitted wardrobes in both bedrooms, separate kitchen and garage. The accommodation comprises:- communal entrance hall, entrance hall, living room, kitchen, bathroom and two bedrooms. Outside there is a garage in a block and communal gardens.

Council Tax: Band B
 Ipswich





LOCATION::

The property is located just a short distance from Christchurch Park and is well positioned to enjoy a multitude of events and festivals, as well as a good choice of pub and bistros surrounding the parkland. Ipswich town centre is also a short walk which offers an array of shopping, major supermarkets and plenty of leisure activities including the impressive Buttermarket and Cardinal Park complexes. There is also a choice of restaurants, shops and Ipswich Waterfront is also about a mile distant. Transport links are excellent with regular train services linking London Liverpool Street and Cambridge from the Ipswich mainline station about 2 miles away. Road links to London A12 and Midlands/North A14 can be found about 4 miles away.

COMMUNAL ENTRANCE HALL;

Communal entrance door to communal entrance hallway with stairs up to:-

ENTRANCE HALLWAY:

14'9 x 34 (4.50m x 10.36m)

Entrance door with access to entrance hall. two built in storage cupboards and built in airing cupboard.

LIVING ROOM:

16'0 x 11'9 (4.88m x 3.58m)

Double glazed window to front elevation with views over green and radiator.

KITCHEN:

9'7 x 7'11 (2.92m x 2.41m)

Double glazed window to rear elevation, stainless steel single drainer sink unit with mixer tap and cupboards under, a range of floor standing cupboards drawers and units with adjacent work tops, matching wall mounted cupboards, filter hood over gas hob, electric oven under, space for washing machine and tall standing storage cupboard.

BATHROOM:

6'4 x 5'11 (1.93m x 1.80m)

Double glazed frosted window to rear elevation, low level WC, pedestal wash hand basin, with tiled splashbacks, panel bath with shower unit over and folding screen. Heated towel radiator.



BEDROOM ONE:

15'11 x 10'10 (4.85m x 3.30m)

Double glazed window to front elevation with views, radiator and fitted wardrobe cupboards.

BEDROOM TWO:

13'5 x 7'11 (4.09m x 2.41m)

Double glazed window side elevation, fitted wardrobe cupboard and radiator.

GARAGE:

The garage is in a block just across from the communal entrance door number 32. There is an up and over door.

COMMUNAL GARDENS:

There are well tended gardens and access to garages and communal entrance door.

LEASE DETAILS/SERVICE CHARGES:

Lease length: 100 years

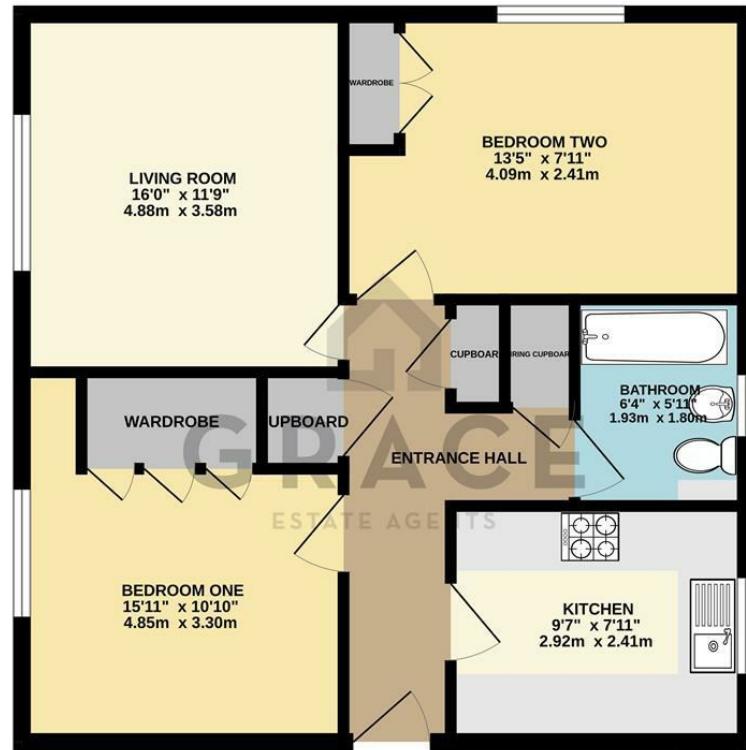
Lease length left: approximately 91 years.

Service charges: £1,200 per annum

Ground rent £150 per annum



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

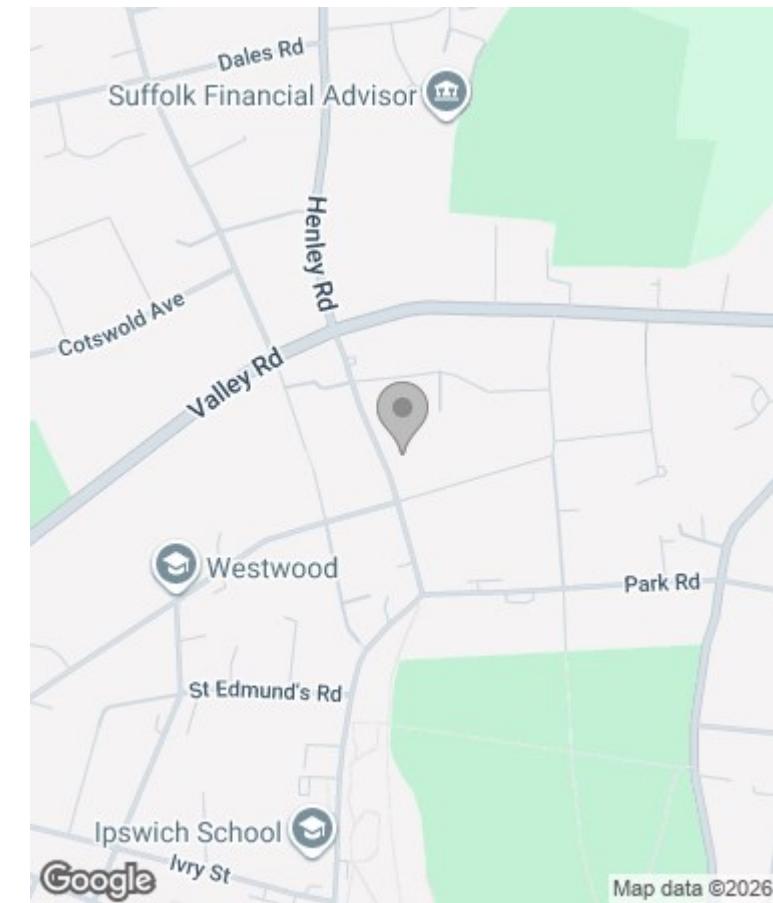
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Viewing

Please contact our Grace Estate Agents Office on 01473 747728

if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		