

Samuel Court, Ipswich,  
£130,000

2 1 2 C

- PURPOSE BUILT
- TWO DOUBLE BEDROOMS
  - LIVING ROOM
  - DINING AREA
  - FITTED KITCHEN
  - DOUBLE GLAZING
- GAS TO RADIATOR HEATING
  - STORAGE AREA
- EAST OF TOWN CENTRE (IP4)
- ACCESS TO TOWN CENTRE AND MARINA

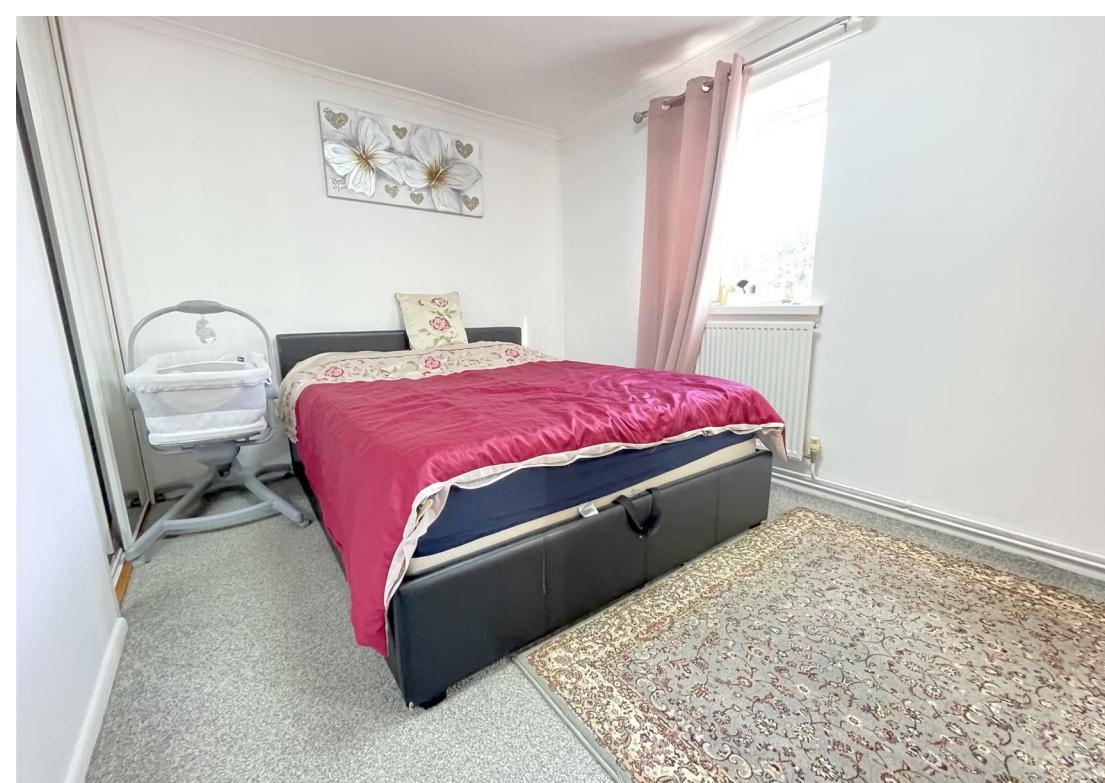
CHAIN FREE: GUIDE PRICE: £130,000 to £140,000: A deceptively spacious two double bedroom second floor purpose built apartment with a separate dining area, close to the town and local facilities.

#### PROPERTY:

GUIDE PRICE: £130,000 to £140,000:  
 CHAIN FREE: A great opportunity to acquire this well proportioned two double bedroom second floor purpose built apartment located in this convenient location close to the town centre. This property offers a wide range of facilities to, include gas to radiator heating, double glazing, modern bathroom, separate dining area and ample storage. The accommodation comprises:- communal entrance hall, entrance hall, living room, dining area, kitchen, two bedroom, bathroom and separate WC. Outside there are communal grounds and a permit parking arrangement on the site.

Council Tax: Band A  
 Ipswich





#### LOCATION:

The property is situated conveniently to the east of Ipswich town centre in this popular housing development. The property is in close proximity to an array of shops, supermarkets and restaurants. The town centre is within easy reach with a wide variety of shops, supermarkets, the Buttermarket and Sailmakers shopping centres as well as Ipswich mainline station for access to London Liverpool Street. The A14 trunk road is also close by for Bury St Edmunds, Colchester and Felixstowe.

#### COMMUNAL ENTRANCE HALLWAY:

Entry phone system with access via communal hallway and stairs to second floor.

#### ENTRANCE HALL:

Entrance door to: entry phone system, radiator and doors to rooms.

#### LIVING ROOM:

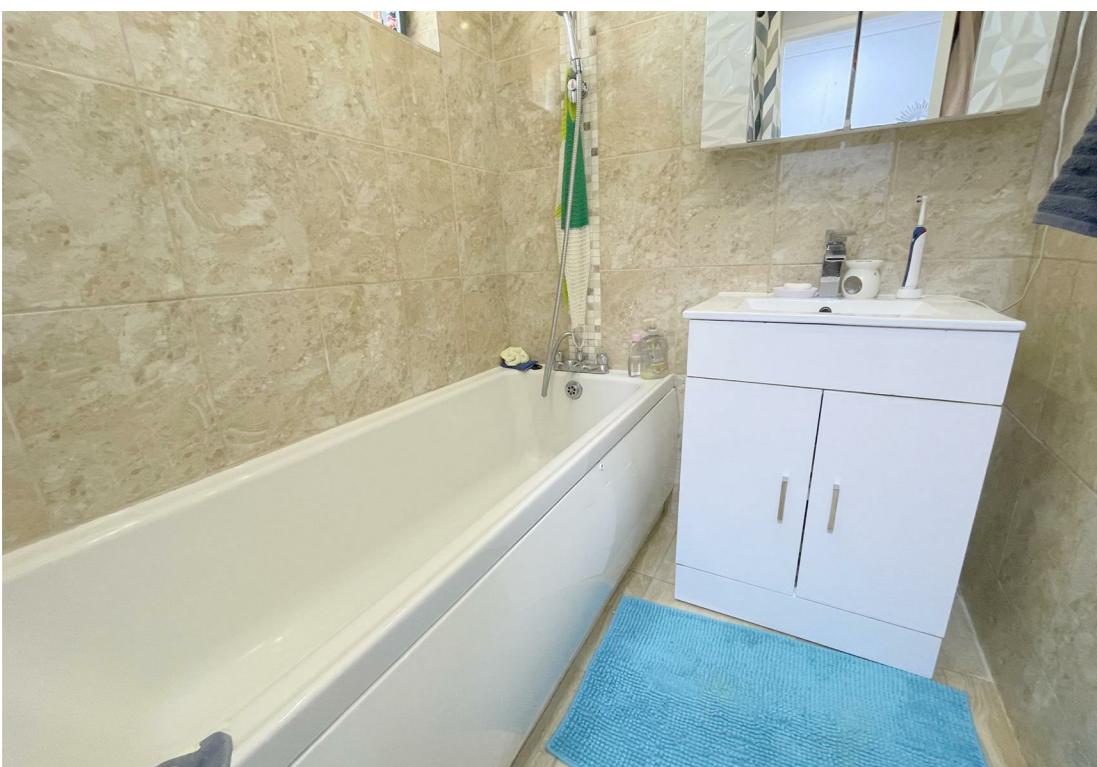
11'11 x 11'3 (3.63m x 3.43m)  
Double glazed picture window to one elevation, further double glazed window to one elevation, access to:

#### DINING AREA:

10'3 x 8'3 (3.12m x 2.51m)  
Double glazed window to one elevation, radiator and access to:-

#### KITCHEN:

10'9 x 7'9 (3.28m x 2.36m)  
Double glazed window to one elevation, stainless steel sink unit inset to work top with cupboards under, a range of floor standing cupboards and drawers with adjacent work tops, wall mounted units, space for cooker, space for fridge /freezer, space for dishwasher and built in larder cupboard.



**BEDROOM ONE:**

14'1 x 8'6 (4.29m x 2.59m)

Double glazed window to one elevation  
radiator and built in double wardrobe  
cupboard.

**BEDROOM TWO:**

13'2 x 8'9 (4.01m x 2.67m)

Double glazed window to one  
elevation, radiator, double built in  
wardrobe cupboard.

**BATHROOM:**

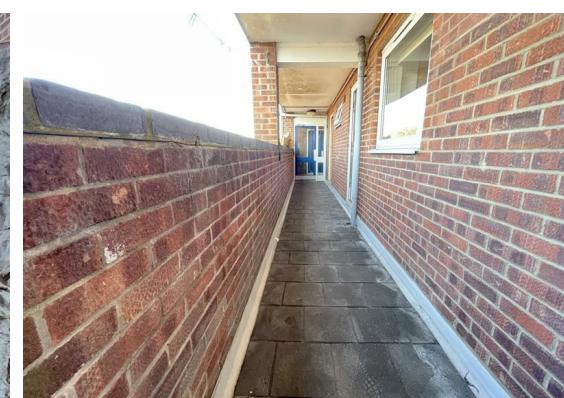
5'5 x 5'1 (1.65m x 1.55m)

Recessed lighting, double glazed  
window to one elevation, panel bath  
with mixer tap shower attachment,  
wash hand basin with mixer tap inset  
to vanity unit. tiled walls and flooring.

**WC:**

6'7 x 5'2 (2.01m x 1.57m)

Low level WC with integrated wash  
hand basin and mixer tap.

**PARKING:**

With permit parking allocation on site  
and visitor parking permit. (No specific  
place)

**LEASE DETAILS/SERVICE CHARGES:**

Lease Length 125 years

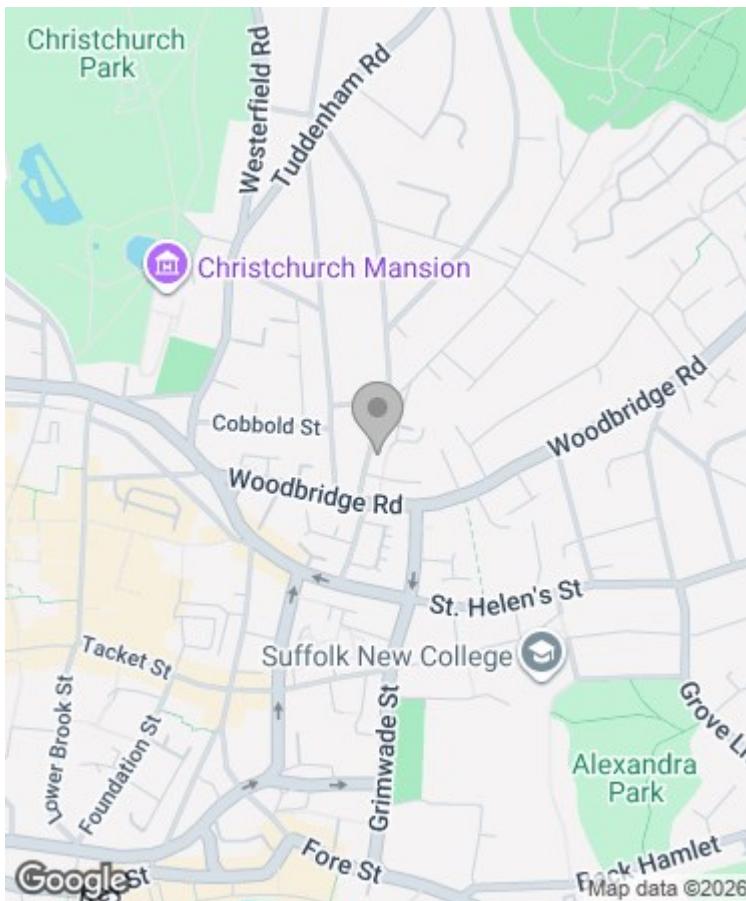
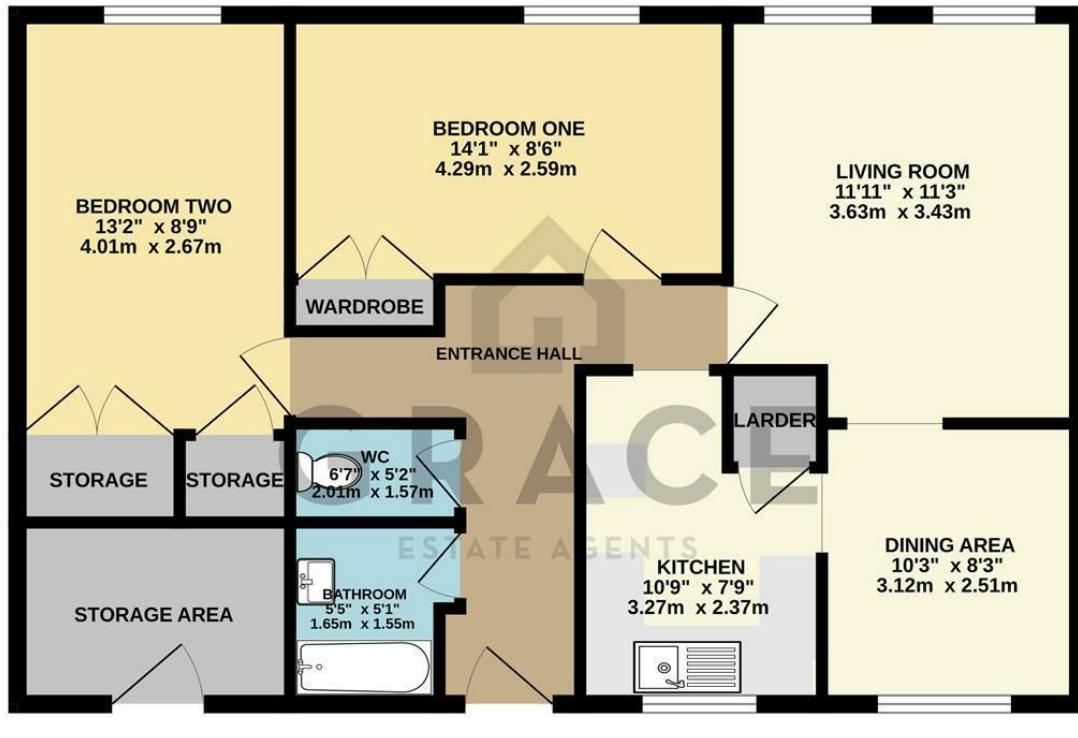
Lease length left : 119 years

Service charge and ground rent: £650  
per annum approximately.

**AGENT NOTES**

Property can be bought fully furnished  
if desired

GROUND FLOOR  
755 sq.ft. (70.1 sq.m.) approx.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

## 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.

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