Flat 8, 7 Blackheath Avenue, Ipswich, IP3 8XP

Guide Price £190,000 Freehold

ipswich & suffolk estate agents

Part of the Your Ipswich Group

Flat 8, 7 Blackheath Avenue, Ipswich, IP3 8XP

SUMMARY

A spacious, light and airy modern apartment offering a large open plan living space comprising the contemporary gloss kitchen, dining and lounge areas, two double bedrooms, spacious hall with storage cupboard, en-suite shower room to the master bedroom along with fitted wardrobe, and family bathroom. Elevated views can be enjoyed from most rooms, particularly enjoyable across the bowling green. The property is set to the East of Ipswich, within the favourable Ribbans Park Development, enjoying private playground and there is easy access to local shops, schooling and commuter links.

COMMUNAL ENTRANCE, HALL AND STAIRS

SHARED ENTRANCE & HALLWAY TO PRIVATE ENTRANCE

KITCHEN/DINING/LIVING

Approx 23' 6" x 11' 7" (7.16m x 3.53m)

BEDROOM 1

12' 11" x 10' 0" (3.94m x 3.05m)

EN-SUITE SHOWER ROOM

Approx 7' 0" x 5' 4" (2.13m x 1.63m)

BEDROOM 2

Approx 12' 11" x 9' 10" (3.94m x 3m)

BATHROOM

Approx 7' 1" x 6' 2" (2.16m x 1.88m)

COMMUNAL GARDEN

A communal garden set to the rear of the property, mainly laid to lawn with established shrub borders. Communal bike store and recycling store, along with the private carpark, offering one allocated space for the property.

SERVICE CHARGE

We understand the estate charge, private roadway charge and block charge all total to £1,857.16p per annum.

SERVICES

We understand all services are mains connected.

NEAREST SCHOOLS (.GOV ONLINE)

Britannia primary and Copleston High secondary.

COUNCIL

Ipswich Borough Council, tax band B, £1,857.16p PA (2025/2026)

DIRECTIONS

Leaving Ipswich town centre, head east on St. Helen's St/B1075 towards Regent St, continue to follow B1075, turn right onto Grove Ln/B1075, continue to follow B1075, continue onto Foxhall Rd, turn right, turn left towards Ribbans Park Rd, turn right onto Ribbans Park Rd, turn right onto Blackheath Ave, the destination will be on the left.

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

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

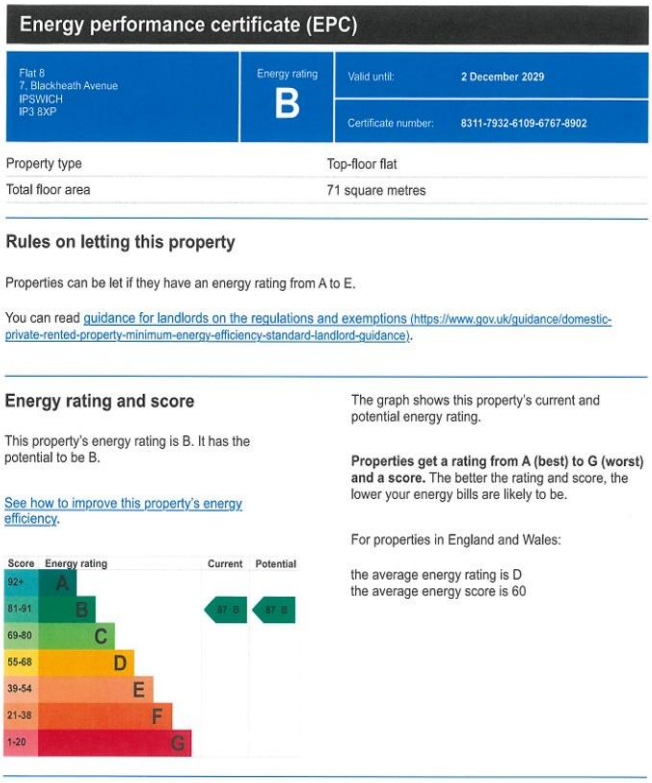
Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. 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.

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



Energy performance certificate (EPC)

Flat 8 7, Blackheath Avenue IPSWICH IP3 8XP	Energy rating B	Valid until:	2 December 2029
		Certificate number:	8311-7932-6109-6767-8902

Property type	Top-floor flat
Total floor area	71 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

See how to improve this property's energy efficiency.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH LTD

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