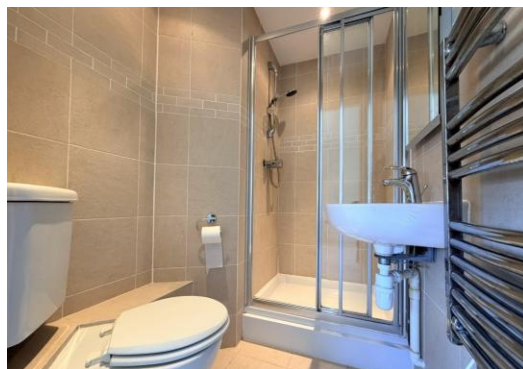




Flat 15, Quayside Place, Woodbridge, IP12 1FA

Guide Price £325,000 Leasehold



**ipswich &
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Flat 15, Quayside Place, Woodbridge, IP12 1FA

SUMMARY

CHAIN FREE - A well presented purpose built two bedroom ground floor flat developed in 2006, with unique private garden, offering an excellent arrangement of light and airy accommodation of good proportions. Ideally located centrally in the desirable, vibrant market town of Woodbridge, within close proximity to high street shops, water front bars and restaurant's, train station, Tide Mill marina, and Whisstocks Place, this beautiful home couldn't be better positioned for the outgoing, maritime led, or as a weekend retreat. The accommodation comprises, private entrance, entrance hall, kitchen and dining room, sitting room with French doors opening to the private garden, two bedrooms, en-suite to principle bedroom, and generous shower room. To the outside, there is an attractive low maintenance partly walled South East facing sun-trap garden, which can also be independently accessed from the front and rear, and allocated parking space within the residents car park. The railway line to Ipswich runs directly behind the development.

PRIVATE ENTRANCE DOOR TO

ENTRANCE HALL

Full height glazed side casement to front, under-floor heating, inset mat-well, built-in cupboard housing hot water tank, built-in storage cupboard, inset ceiling lights, burglar alarm panel, telephone point, doors to.

KITCHEN & DINING ROOM

8' 8" x 14' 6" approx. (2.64m x 4.42m) Double glazed sash windows to front, side, and rear, under-floor heating, a range of cream classic Shaker style fitted base and eye level cupboard and drawer units, solid granite work surfaces and matching uprights, under mount sink with mixer tap, milled side drainer, inset electric hob with extractor fan over, built-in electric oven and grill/microwave, integrated fridge-freezer, integrated dishwasher, space for washing machine, television point, slate effect tiled floor, inset ceiling lights.

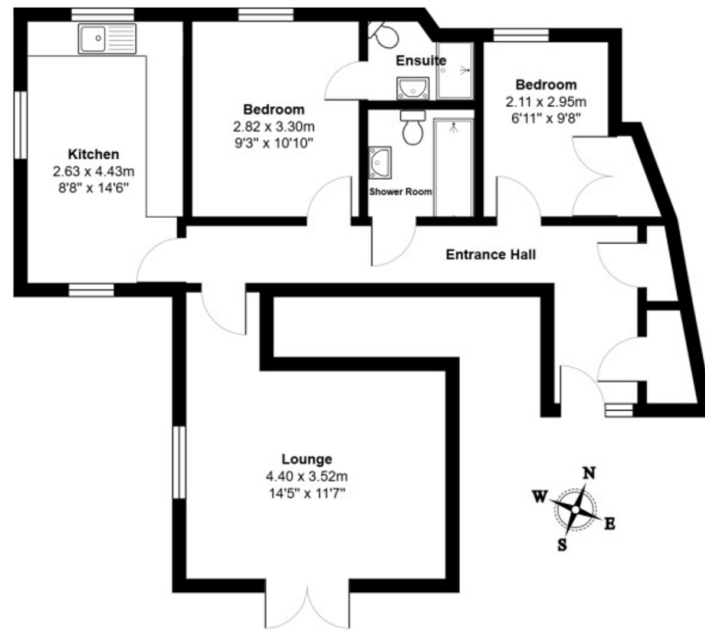
SITTING ROOM

14' 5" x 11' 7" approx. (4.39m x 3.53m) Double glazed sash window to side, under-floor heating, television and telephone points, inset ceiling lights, Double glazed French doors opening out to garden.

PRINCIPLE BEDROOM

9' 3" x 10' 10" approx. (2.82m x 3.3m) Double glazed sash window to rear, under-floor heating, television and telephone points, fitted wardrobe and bedside cabinet, door to en-suite.





Total Area: 66.5 m² ... 716 ft²

EN-SUITE

Chrome heated towel rail, shower cubicle with thermostatic shower, wall hung hand-wash basin, corner close coupled WC, stone effect fully tiled walls and floor, extractor fan, inset ceiling lights.

BEDROOM TWO

6' 11" x 9' 8" approx. (2.11m x 2.95m) Double glazed window to rear, under-floor heating, built-in wardrobe.

SHOWER ROOM

Chrome heated towel rail, walk-in double shower cubicle with thermostatic fixed head shower and separate rinser, broken stone brick effect shower board splash back, mounted hand wash-basin with vanity side surface, low level WC, porcelain tiled walls and floor, shaver socket, extractor fan, inset ceiling lights.

OUTSIDE

Vehicle access to the residents car park is gained via double gates from the main road, where an allocated parking space is designated. Pedestrian access leads to the main private flat entrance, and there is gated access to the private garden, there is further independent gated access to the private garden from the roadside for added convenience. The residents bin store is also concealed in the car park.

The attractive low maintenance South East facing sun trap garden is predominantly paved and part walled with shrub stocked sleeper raised beds. The outlook is over Whisstocks place, the railway line runs directly behind the development.

LEASE DETAILS

Lease remaining - Approximately 130 years (150 year lease from 2006).

Ground rent - £1 per annum.

Service charge - £1,848 Per annum.

EAST SUFFOLK COUNCIL

Tax band C - Approximately £2,151.57 Per annum (2026-2027)

NEAREST SCHOOLS (.GOV ONLINE)

Woodbridge primary, Farlingaye secondary, and Woodbridge independent School.

DIRECTIONS

Leaving the Northbound A12, head east on Ipswich Rd/B1438, at the roundabout, take the 1st exit and stay on Ipswich Rd/B1438, turn right, turn right, pass Tide Mill Way on the right, Quayside Place is on the right.

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>

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 represent 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.

Energy performance certificate (EPC)

15 Quayside Place Quayside WOODBRIDGE IP12 1FA	Energy rating	Valid until: 15 July 2036
	C	Certificate number: 2011-1193-1060-9905-6091
Property type	Ground-floor flat	
Total floor area	67 square metres	



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