



44 St Edmunds House, Rope Walk, Ipswich, IP4 1NF

Offers in excess of £125,000 Leasehold



**ipswich & suffolk** estate agents  
Part of the Your Ipswich Group

# 44 St Edmunds House, Rope Walk, Ipswich, IP4 1NF.

NO ONWARD CHAIN - A great opportunity to purchase this apartment centrally located close to the University/college, vibrant waterfront with it's bars, restaurants and town centre beyond. The apartment has recently been redecorated throughout along with new flooring fitted. The apartment is located on the first floor with communal entrance, stairs and lifts to all floors and in brief comprises entrance hall, cloakroom, two double bedrooms, both with en-suite facilities, open plan kitchen/dining/sitting room. Further benefits include double glazing, electric wet system central heating with radiators and under cover allocated parking. Ideally suited to FTB or investment buyers.



## COMMUNAL ENTRANCE

Carpeted flooring with access to stairs and lift, mail boxes and access down to undercover allocated parking.

## ENTRANCE HALL

Door into entrance hall, entry phone system, newly fitted carpet, storage cupboard housing pressurised hot water boiler, doors to bedrooms, cloakroom and kitchen/dining/living room.

## CLOAKROOM

Low level WC, wash hand basin, extractor fan, chrome heated towel rail, non slip flooring.

## BEDROOM

15' 9" x 9' 8" (4.8m x 2.95m)

Newly fitted carpet, radiator, door to en-suite, window providing natural light into bedroom.



## EN-SUITE

6' 9" x 6' 7" (2.06m x 2.01m)

Comprising low level WC, wash hand basin and bath with mixer shower attachment, newly fitted laminate flooring, extractor fan, chrome heated towel rail.

## BEDROOM

15' 9" x 9' 9" (4.8m x 2.97m)

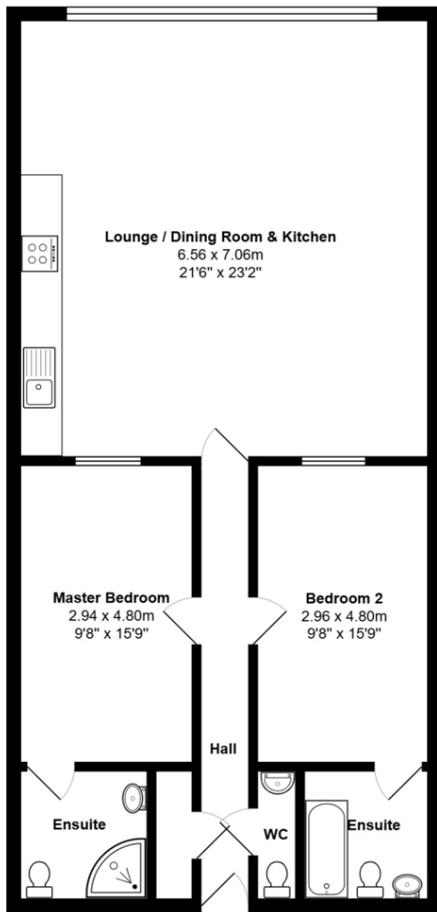
Newly fitted carpet, radiator, glazed window providing natural light into bedroom, door into en-suite.

## EN-SUITE

6' 9" x 6' 5" (2.06m x 1.96m)

Comprising low level WC, wash hand basin and shower cubicle, newly fitted laminate flooring, chrome heated towel rail.





### KITCHEN/DINING/LIVING

23' 3" x 21' 6" (7.09m x 6.55m)

Open plan with modern fitted kitchen with breakfast bar, integrated fridge/freezer with new integrated washing machine, stainless steel sink & drainer with mixer tap, 4 ring induction hob and oven with stainless steel extractor over, newly fitted laminate flooring in kitchen area, newly fitted carpet in living area, radiator double glazed windows to front aspect.

### LEASE DETAILS

115 years remaining.

Service charge £2,500.00 P.A.

Ground Rent £300.00 P.A.

### COUNCIL

Ipswich Borough Council, Tax Band (B) £1,834.42p (2025-2026).

### SERVICES

We understand all mains services are connected (EXCEPT FOR GAS).

### NEAREST SCHOOLS

St Helens primary School and Copleston High school.

### DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and there 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.

## AGENT'S STAMP DUTY NOTE

Please be advised that as of the 1st of April 2025, the government is changing the stamp duty and land tax structure on all residential purchases, which may affect the cost of stamp duty and land tax for your property purchase.

As of the 1st of April 2025, stamp duty and land tax will become due on all residential purchases of £125,000 or more. First time buyers will be required to pay stamp duty and land tax on all purchases of £300,000 or more.

If you are purchasing a second home, you will also be required to pay an additional 5% stamp duty and land tax.

## 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>

## Energy performance certificate (EPC)

44 St. Edmund House Rope Walk IPSWICH IP4 1NF	Energy rating <b>D</b>	Valid until: 24 June 2026
		Certificate number: 2158-1097-7326-3186-6900

Property type	Mid-floor flat
Total floor area	96 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 D. It has the potential to be D.

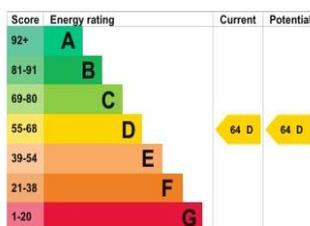
[See how to improve this property's energy efficiency.](#)

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



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