



6 Electric House, Lloyds Avenue, Ipswich, Suffolk, IP1 3LE

Guide Price £170,000 Freehold

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

6 Electric House, Lloyds Avenue, Ipswich,

Suffolk, IP1 3LE

SUMMARY

A light and airy second floor apartment, beautifully presented with high ceilings, dual aspect windows and a wonderful communal roof top terrace. Electric House sits centrally in the town with easy access to all the high street shops, restaurants, schools and bus services. The apartment is in very good order with modern kitchen and bathrooms suites, and briefly comprises: communal entrance stairs and lifts to all floors, entrance hall, open plan kitchen/dining/sitting room and two double bedrooms, with an en-suite to the master bedroom alongside the family bathroom. Ideally suited to FTB or investment buyers.

COMMUNAL ENTRANCE

Secure entrance, carpeted flooring with access to stairs, lift and mail boxes

ENTRANCE HALL

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

KITCHEN/DINING/LIVING

22' 8" x 12' 6" (6.91m x 3.81m) Open plan with modern fitted kitchen, base and eye level units and draws, stone effect worktop with matching splashback, 1 1/2 sink drainer, breakfast bar, integrated fridge/freezer, dishwasher, space for washing machine, Integrated oven, hob and extractor and microwave, grey wood style flooring, high ceilings, spot lights, electric heaters and large windows to front and side aspect.

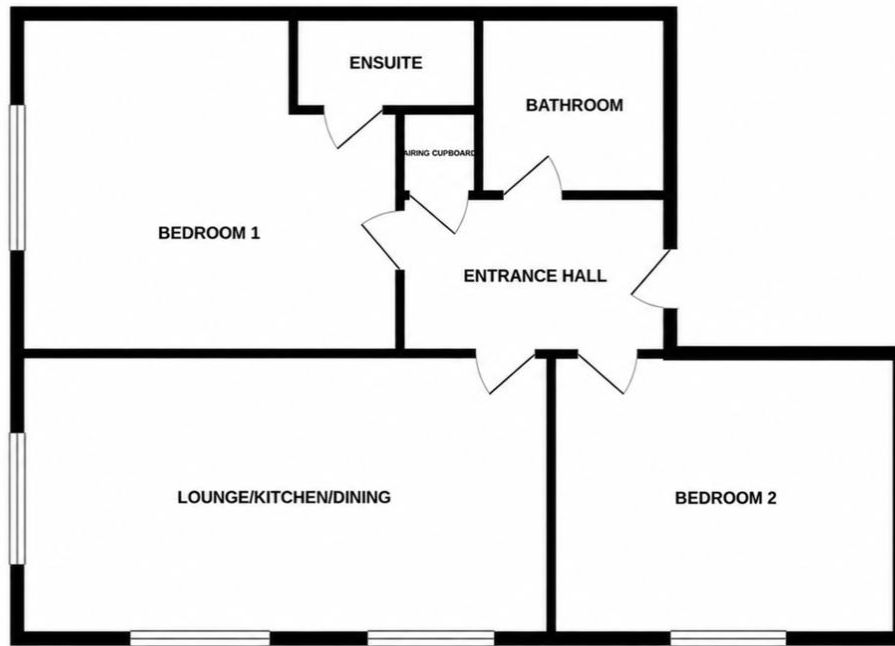
BEDROOM

17' 2" x 9' 5" (5.23m x 2.87m) Window to front aspect, radiator, high ceilings and carpeted.

ENSUITE

Shower cubicle with glass screen, filled tiled surround, vanity unit with hand wash basin, W.C., half wall tiled, mirror and heated towel rail.





BEDROOM 2

13' 3" x 9' 4" (4.04m x 2.84m) Window to side aspect, high ceilings, electric heater and carpeted.

BATHROOM

Panel bath with shower over, glass screen, vanity unit with hand wash basin, W.C., loft hatch, tiled flooring, mirror and heated towel rail.

ROOF TERRACE

Communal Roof Terrace.

LEASE INFORMATION

Approx 116 Years Remaining.

Ground Rent - £125.00p pa.

Service Charge - £2053.43p pa.

COUNCIL TAX

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

NEAREST SCHOOLS

St Margarets Primary School and Stoke High School. Northgate High School is also within a two mile radius.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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