



CORNERSTONE  
RESIDENTIAL ESTATE AGENTS

CHILDERS COURT, IPSWICH, IP3 0DU

TENURE : LEASEHOLD

GUIDE PRICE £120,000

- Ground-floor flat
- En-Suite & Bathroom
- Allocated Parking
- Two Bedrooms
- Gas Central Heating
- No Onward Chain



## Entrance Hall

An initial communal hallway leads in to a private hall with built-in storage and doors to...

## Living Room

With laminate flooring and window to front.

## Kitchen 3.76m x 2.54m (12' 4" x 8' 4")

Fitted Units and worktops, Electric Oven, Gas Hob, Extractor, plumbing for washing machine, space for Fridge/Freezer and a gas-fired Boiler.



## Bedroom One & En-Suite 3.10m x 3.05m (10' 2" x 10')

(Bedroom measurement only) A double room with window to front aspect and an En-Suite Shower Room fitted with a shower enclosure, WC and wash basin, with tiled splashbacks.

## Bedroom Two 3.10m x 2.13m (10' 2" x 7')

With window to front.



## Bathroom

Fitted with a wash basin, WC and panelled bath with shower/mixer tap and tiled splashbacks.

## Outside

There are communal grounds surrounding the building, and an allocated parking space.

## Agents Note

LEASE INFORMATION - Lease Term - 81 years remaining to March 2107

GROUND RENT - £200pa

SERVICE CHARGES - £1556pa Please be advised that the Leasehold Charges displayed are accurate at the time of initial marketing, based on information provided by the seller, and are subject to fluctuate. Please make further enquiries to ensure you are satisfied before making any financial commitments.

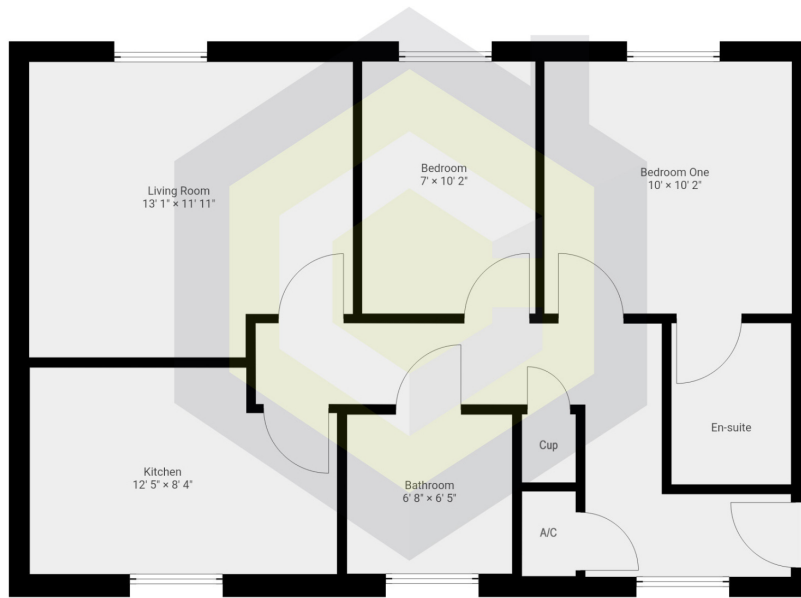
## THE PROPERTY & LOCATION

A well-proportioned ground floor flat forming part of a modern development to the south east of Ipswich town centre. The property comprises an entrance hall, living room, kitchen, two bedrooms, an en-suite shower room and bathroom. There's allocated parking, gas central heating and no onward chain.

Childers Court is situated to the south east of Ipswich Town Centre and the huge array of shopping, leisure and recreational facilities on offer. There's a vibrant marina, university, mainline rail station and excellent road links.

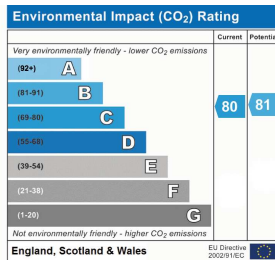
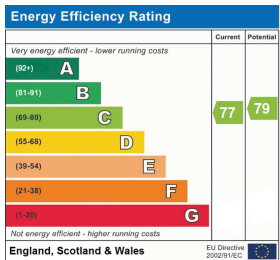


TO ARRANGE A VIEWING OF THIS PROPERTY OR  
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



While we try and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.

CORNERSTONE



Council Tax Banding : A

We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage

Address: Childers Court, IP3



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**Disclaimer**

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given