

Flat 1 Newby House, 4 Fore Street, Ipswich, IP4 1JS



2 bedrooms  
1 bathroom  
Open plan living room/kitchen

**Leasehold**

Offers in Excess of

**£110,000**

Subject to contract

**No onward chain**

# Some details

## General information

Offered for sale with no onward chain is this two bedroom first floor apartment situated in Ipswich town centre. The apartment would make an ideal first time purchase or buy to let for investment having been let for a number of years at a rent of £550 per calendar month.

The accommodation comprises an entrance hall which has a secure entry phone. The open-plan kitchen/living space is to the rear with two windows and a laminate style floor. The kitchen area is equipped with a range of base and wall cupboards, worktops and drawers. There is an integrated oven, hob, extractor hood, fridge/freezer, dishwasher and washing machine.

There are two bedrooms both located to the front and bedroom two has a built-in cupboard. The bathroom comprises a white suite of wc, bath and basin. There is newly laid carpet to the hallway and both bedrooms.

## Kitchen/living room

17' 2" x 12' 1" (5.23m x 3.68m)

## Bedroom one

11' 7" x 7' 9" (3.53m x 2.36m)

## Bedroom two

9' 9" x 7' 8" (2.97m x 2.34m) maximum

## Bathroom

7' 1" x 4' 9" (2.16m x 1.45m)

## The outside

To find out more or book a viewing

# 01473 232 700

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There is a secure entry gate which provides access to the parking area where there is one allocated space.

## Location

Fore Street is within the centre of Ipswich with excellent access to the wide range of local shops, amenities and leisure facilities. The mainline station is also within striking distance as is the vibrant waterfront area.

## Important information

Council Tax Band - A

Services - We understand that mains water, drainage and electricity are connected to the property.

Tenure - Leasehold, 125 years from 2006

Service charge - £1,094.29 pa

Ground rent - £150 pa

EPC rating - E

## Agents note

Any intending viewers or purchasers are advised of the following: An EWS1 form (External Wall Survey) may be recommended for certain apartment buildings dependant on issues such as the height of the structure, the positioning of balconies and composition of any external cladding. Fenn Wright have not undertaken any such assessment in respect of this particular property and this note has been added to all flats being offered for sale throughout our business as appropriate general guidance. We recommend that potential purchasers seek advice from their solicitor and an independent Chartered Surveyor before committing to a purchase.

