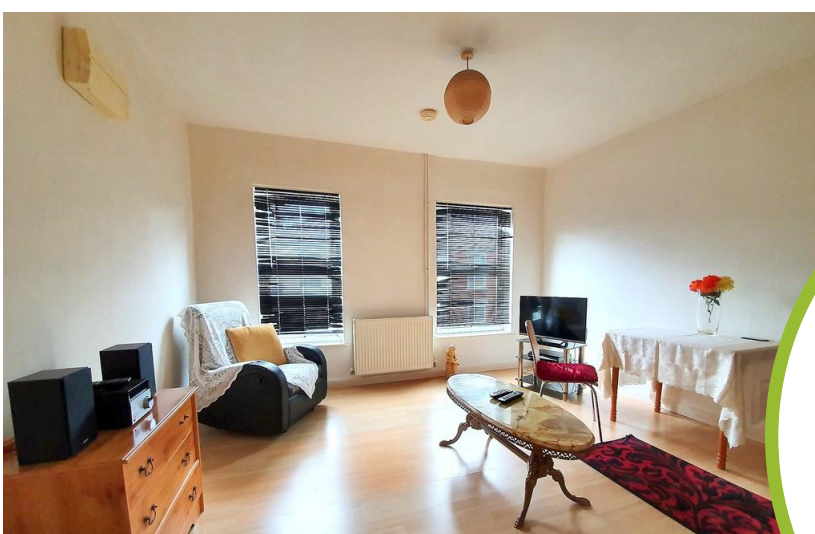


4B Purplett Street, Ipswich, IP2 8HH



- 1 Bedroom
- 1 Reception room
- 1 Shower room

Leasehold

Guide Price

£100,000

Subject to contract

**Close to Town
Centre**

Some details

General information

This one bedroom maisonette, situated to the South West of Ipswich, benefits from double-glazing, gas central heating (not tested) and a communal garden.

The accommodation comprises of an entrance door with stairs leading to the first floor off which is a sitting/dining room, kitchen with integrated appliances, shower room with WC, shower and basin and a bedroom to the rear.

Entrance hall

Sitting room

13' 9" x 13' 1" (4.19m x 3.99m)

Kitchen

7' 5" x 5' 9" (2.26m x 1.75m)

Bedroom

9' 8" x 7' 5" (2.95m x 2.26m)

Shower room

The outside

There is a communal garden to the rear of the property.

Where?

Purplett Street is situated to the South West of Ipswich, conveniently positioned close to local amenities and within close proximity of Ipswich town centre and Ipswich mainline station.

Important information

Council Tax Band - A

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

Tenure - Leasehold

EPC rating – TBC

Our Ref: JAL

Lease information

Lease Term - 99 years from 1990 (68 years remaining)

Service charge - £50 per annum

Ground rent - £100 per annum

Buildings insurance - £104.47 per annum

These charges are for the current year and may be subject to change.

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.

Directions

Leaving Ipswich town centre in a Southerly direction over Bridge Street, at the traffic lights, turn left into Stoke Street. Take the next left into Austin Street. Take the fifth turning on the left into Purplett Street where the

To find out more or book a viewing

01473 232 700

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Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore 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 Consumer Protection Regulations 2008, 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.

Fenn Wright, 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. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

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