

Flat 11, 2 Jovian Way, Ipswich, IP1 5AT



Leasehold

Guide Price

£155,000

Subject to contract

Allocated parking space

2 bedrooms
Open-plan sitting/dining room
Kitchen area



Situated to the west of Ipswich on this modern development is this top floor apartment with excellent access to the A14.

Some details

General information

Situated to the West of Ipswich, on the Blakenham Park development providing excellent links to the A12/A14, is this two bedroom third floor apartment. The property has an open-plan sitting/dining room and kitchen, gas central heating (not tested), double glazing and an allocated parking space.

The property is accessed via a communal entrance hall with doors to all apartments. The apartment has a reception hall which has doors leading to all rooms with storage cupboards. The open-plan sitting/dining area has windows to the front and a kitchen area leading off comprising wall and base level units, electric hob, oven with extractor hood over and tiled floor. There is space for a washing machine and fridge/freezer.

Both bedrooms overlook to the front and bedroom one has a built-in wardrobe. The bathroom comprises a bath with shower over, basin and WC.

Reception hall

Sitting/dining area

20' 10" x 13' 2" (6.35m x 4.01m) max

Kitchen area

13' 4" x 7' 8" (4.06m x 2.34m) max

Bedroom one

14' 7" x 8' 6" (4.44m x 2.59m)

Bedroom two

13' 8" x 5' 10" (4.17m x 1.78m)

Bathroom

8' 1" x 5' 10" (2.46m x 1.78m) max

The outside

There is an allocated parking space, along with additional visitor's parking bays, available on a first come first served basis.

Where?

Blakenham Park is situated on the Western outskirts of Ipswich just off Sroughton Road. There are a number of local shops including Morrisons and Aldi, schools and facilities nearby and for the commuter there is excellent access to the A12/A14 and Ipswich mainline railway station with its fast and frequent services to London Liverpool Street.

Important information

Council Tax Band - A

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

Tenure - Leasehold

EPC rating - C

Our ref - RMB

Lease information

Lease length: 125 years from February 2006

Ground rent: £237 per annum

Service charge: £437 per annum

Subject to confirmation from the management company and, these charges are for the current year and maybe 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

Proceed out of Ipswich in a Westerly direction along Norwich Road, bear left at the traffic lights into Bramford Road. Continue passing over the Yarmouth Road traffic lights and proceed for some distance. Turn left onto Sroughton Road proceed to the roundabout taking the third exit right and continue. Take the first right into Jovian Way where the property can be found on the right.

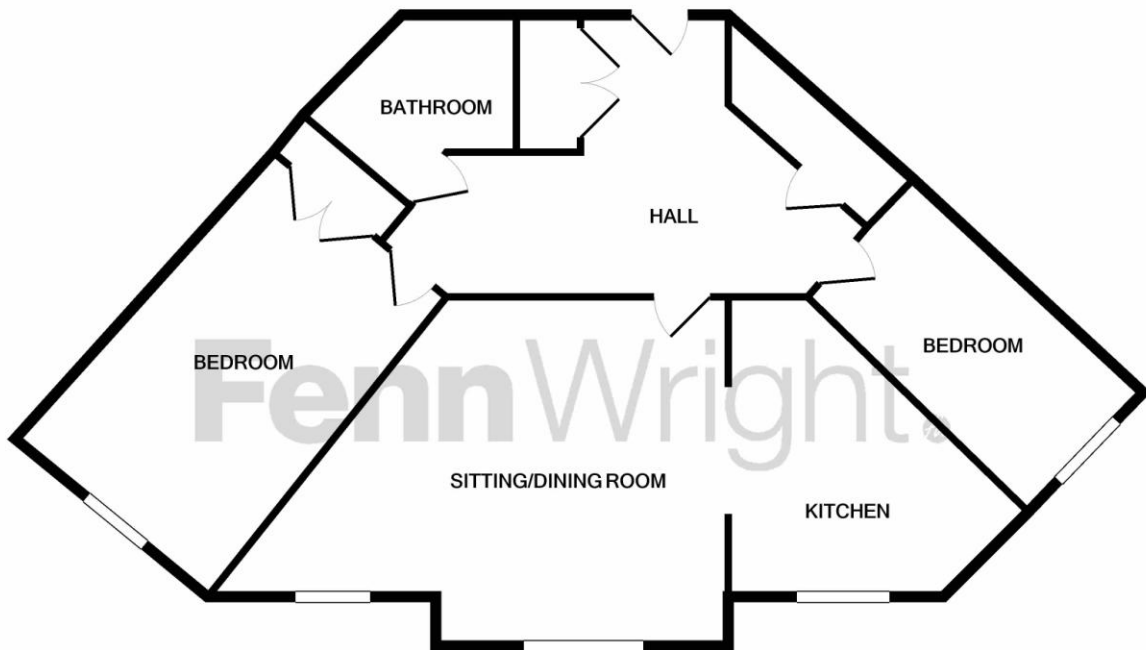
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

To make an appointment to view this property please call us on 01473 232 700



To find out more or book a viewing

01473 232 700

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