

12 Electric House, Lloyds Avenue, Ipswich, IP1 3LE



Contemporary Apartment
Roof Terrace
Amenities within close proximity

Leasehold

Offers in excess of

£150,000

Subject to contract

**Located in the heart of
Ipswich Town Centre**



This contemporary apartment is situated in the Town Centre has an open-plan kitchen/sitting room, access to a roof terrace .

Some details

General information

This one bedroom contemporary apartment is situated within the centre of Ipswich, it has a range of local amenities all within close proximity and is within a the iconic Electric House building. It has double glazing, electric heating and the current owner has a monthly permit plan for parking close by.

The apartment is access via a secure entry system and communal hallway with a lift. The entrance hall has doors off to all rooms. The open-plan sitting room/kitchen has a window to the side, the kitchen has a range of modern base and eye level units, work surfaces and sink. Integrated appliances include an oven/hob with extractor hood, microwave, fridge/freezer, washing machine/tumble dryer and dishwasher.

Also off the hall is the double bedroom with window and built-in wardrobes with mirrored sliding doors. The bathroom which comprises a white suite of basin, bath with shower and WC.

Entrance hall

13' 6" x 3' 3" (4.11m x 0.99m)

Sitting room

11' 5" x 11' 5" (3.48m x 3.48m)

Kitchen

8' x 8' 7" (2.44m x 2.62m)

Bedroom

22' 7" x 10' (6.88m x 3.05m)

Bathroom

8' x 5' 3" (2.44m x 1.6m)

The outside

A communal entrance door has entry video and buzzer, door into entrance lobby with lift and stairs to all apartments.

There is a communal roof terrace accessed off the third floor.

The current owner has a permit provided from IPSEV for an adjacent car park which is £100 per month.

Where?

The property is situated in the heart of Ipswich and provides excellent access to the town centre with its shopping facilities, coffee houses, bars and restaurants. For the commuter it has easy access to Ipswich mainline railway station with its fast and frequent links to London Liverpool Street.

Important information

Council Tax Band - B

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

Tenure - Leasehold

EPC rating - D

Lease information

Lease Term: Original lease - 122 Years (125 years from 2018)

Ground Rent: £125.00 per annum

Service Charge: £1,008 per annum

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

From Ipswich train station with the station behind you proceed on foot over the bridge and continue for some distance and along Princes Street with Ipswich Town Football Club on the left. At the traffic lights proceed into the continuation of Princes Street, towards the town centre. Walk past Waitrose and through Cornhill, pass under the building with Debenhams on the left and up the hill, Electric House and main entrance can be seen directly in front of you.

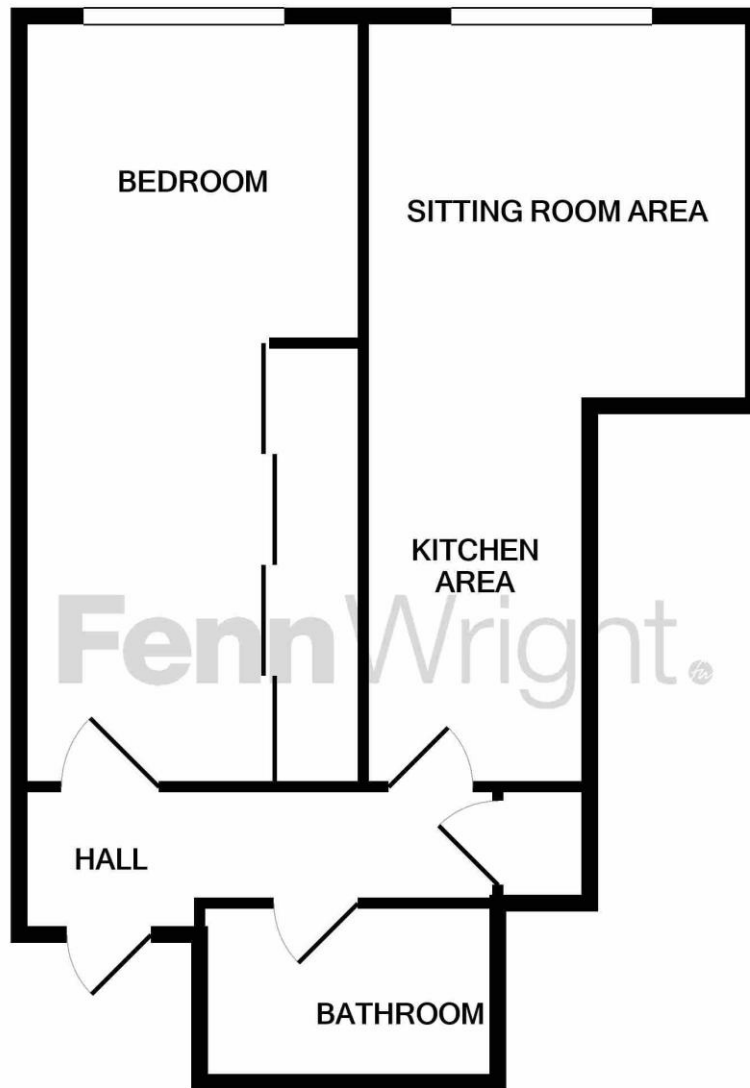
Further information

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

fennwright.co.uk

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

fennwright.co.uk

Fenn Wright is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential and Commercial Sales and Lettings
- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

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.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollygate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

