

Flat 6, 63 Fonnereau Road, Ipswich, IP1 3JN



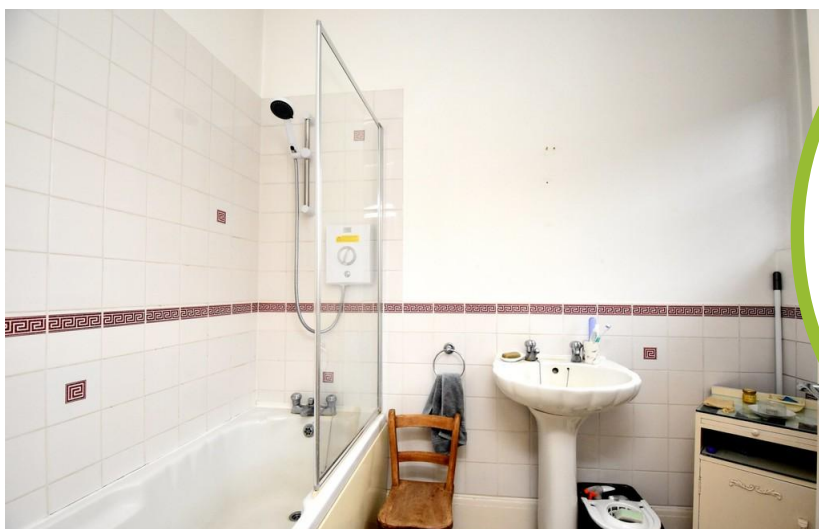
**Share of  
Freehold**

Guide Price

**£140,000**

Subject to contract

1 bedroom  
1 reception room  
1 bathroom



Offered with no onward chain is this first floor apartment with allocated car space which is situated close to Christchurch Park.

## Some details

### General information

Offered with no onward chain is this one bedroom first floor apartment which is situated within close proximity of Christchurch Park and Ipswich town centre. The apartment has a secure allocated car space, gas central heating and double glazed windows. Due to a restrictive covenant within the lease the apartment is available to owner/occupiers only.

The accommodation is accessed via a communal entrance hall which has stairs to all floors. The apartment itself has a hallway with a telephone entry system and to the front there is a sitting room. Adjacent to this is the kitchen which is equipped with a range of base units, wall cupboards, work tops, drawers and an integrated oven, hob and hood. In May 2021 the sash windows to both the sitting room and the kitchen were overhauled and upgraded to double glazing.

To the rear of the hall is a bedroom which has a window to the side, built-in wardrobes and a built-in cupboard which houses the gas-fired boiler. Adjacent to this is an en-suite which comprises a bath with electric Aqualisa shower over, WC and basin.

### Entrance hall

### Sitting room

13' x 11' 11" (3.96m x 3.63m)

### Kitchen

11' 11" x 5' 5" (3.63m x 1.65m)

### Bedroom

12' 10" x 12' 7" (3.91m x 3.84m)

### Ensuite bathroom

8' x 5' 8" (2.44m x 1.73m)

### The outside

To the front of the property there is a communal garden which is laid to patio with a range of shingle areas, trees, flower beds and shrubs.

To the rear there is a parking area which is accessed via High Street and a secure gate. There is one allocated car space plus additional visitors parking. There is also a washing line area.

### Where?

The property is situated on the northern fringes of the town centre opposite Christchurch Park. Ipswich town centre is a short stroll away which offers a wide range of shops and amenities. The vibrant Waterfront area and Ipswich Mainline Railway Station are just beyond.

### 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 - SDG

### Lease information

The property is a 1/11th share of the freehold.

The lease is a 125 year lease from 2015.

Service charges Circa £65 pcm

Ground rent: N/A

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

Leaving Ipswich in a northerly direction along Civic Drive, at the roundabout turn right onto Crown Street and at the traffic lights turn left onto High Street. Upon reaching the top of the hill turn right where the property can be located on the right hand side.

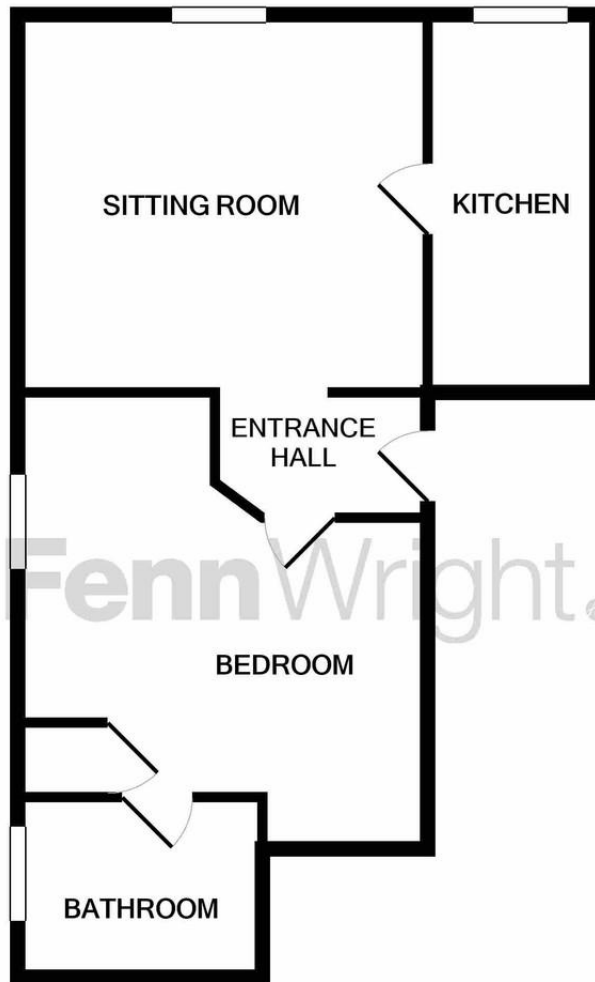
### Further information

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

[fennwright.co.uk](http://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**

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**Consumer Protection Regulations 2008**

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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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