

57 Henley Road, Ipswich, Suffolk, IP1 3SJ



Leasehold

From

£250,000

Subject to contract

Stunning conversion

Superb development
Six high specification apartments
Private and communal gardens



Some details

General information

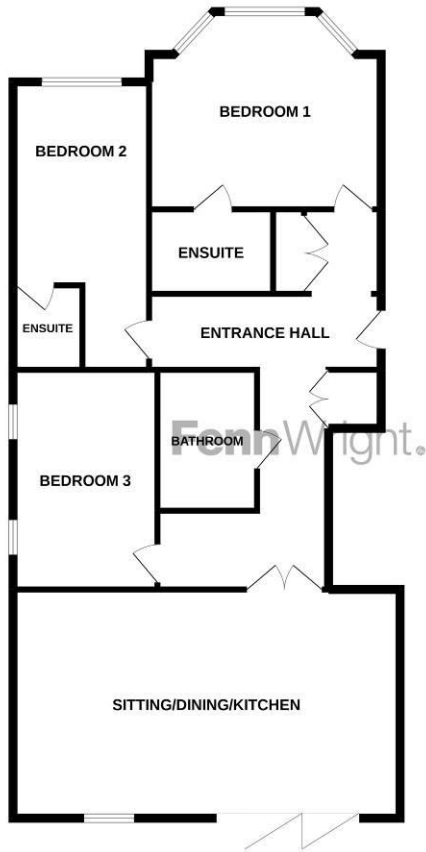
Situated on the northern side of Ipswich, a short walk from the town centre is this superior development of six luxury apartments by PMH Contracts. The high specification and finish is to be admired, it includes bespoke tulip wood joinery, new sliding sash windows, traditional high skirting boards and whilst the properties are now insulated to the highest standards the high ceilings associated with period property of this type remain.

The property has been fully renovated and remodelled from the roof down and retains all the original architectural features and inside the communal reception areas have been detailed in a period style including a beautiful tiled floor and original stair flight. The lower ground floor provides storage for the apartments if required.

All apartments have gloss-fronted kitchen with granite work surfaces and integrated appliances including ovens, hob, extraction canopy, microwave, fridge/freezer, washer/dryer and dishwasher. Adjacent to the sink is an instant hot water tap negating the requirement for a kettle. There are brush-steel switches and sockets throughout, wiring for Sky and USB sockets. There are bathroom cabinets with touch-lighting and all apartments have a video entry system.

The front of the property will be landscaped and include parking spaces for each apartment which will be pre-wired for a car charging point if required and to the rear of the property, apartments 1 and 2 will have their own private gardens beyond which is a communal garden for the shared use of the other four flats.

APARTMENT ONE



Reception hall
19' 7" x 15' max (5.97m x 4.57m)

Sitting room/kitchen
25' 6" x 15' (7.77m x 4.57m)

Bedroom one
14' 6" x 13' 6" (4.42m x 4.11m)

Ensuite
8' 2" x 5' 6" (2.49m x 1.68m)

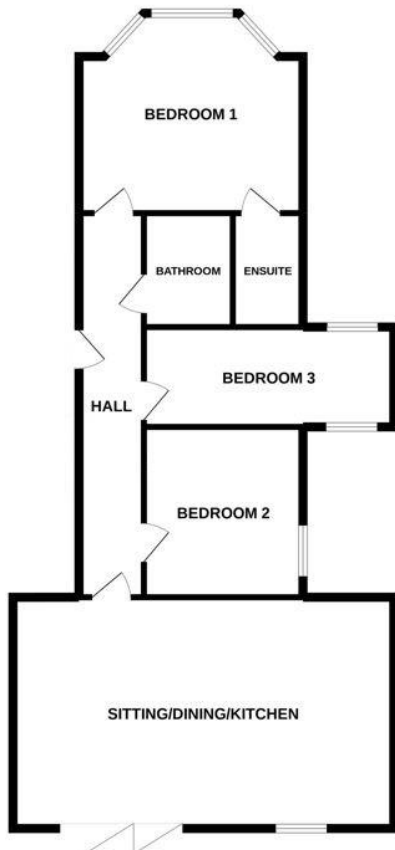
Bedroom two
13' 4" x 8' 11" (4.06m x 2.72m)

Ensuite
5' 10" x 4' 6" (1.78m x 1.37m)

Bedroom three
14' 5" x 9' 6" (4.39m x 2.9m)

Bathroom
9' 2" x 6' 3" (2.79m x 1.91m)

APARTMENT TWO



Reception hall
25' 11" x 3' 10" (7.9m x 1.17m)

Sitting room/kitchen
25' x 15' (7.62m x 4.57m)

Bedroom one
14' 6" x 13' 7" (4.42m x 4.14m)

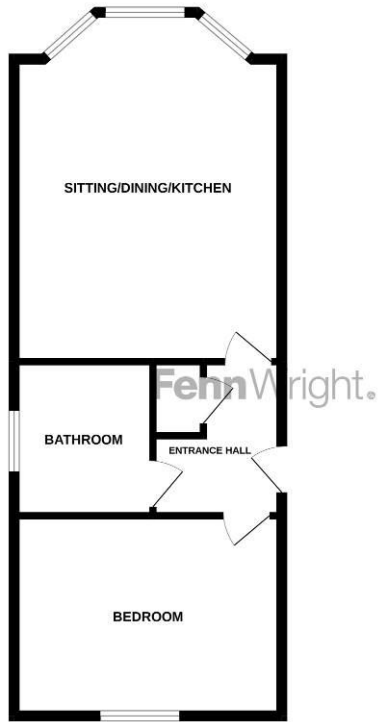
Ensuite
7' 5" x 4' 3" (2.26m x 1.3m)

Bedroom two
11' 5" x 10' 2" (3.48m x 3.1m)

Bedroom three
16' 2" x 6' 6" (4.93m x 1.98m)

Bathroom
7' 11" x 5' 6" (2.41m x 1.68m)

APARTMENT THREE



Reception hall

8' 2" x 6' 8" (2.49m x 2.03m)

Sitting room/kitchen

19' 5" x 14' 6" (5.92m x 4.42m)

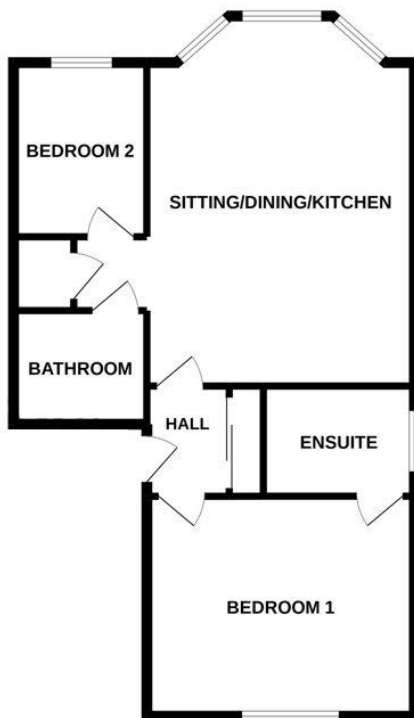
Bedroom

13' 10" x 10' 10" (4.22m x 3.3m)

Bathroom

8' 4" x 7' 6" (2.54m x 2.29m)

APARTMENT FOUR



Reception hall

7' 4" x 3' 7" (2.24m x 1.09m)

Sitting room/kitchen

21' 3" x 14' 6" (6.48m x 4.42m)

Bedroom one

14' 6" x 11' 4" (4.42m x 3.45m)

Ensuite

8' 3" x 6' (2.51m x 1.83m)

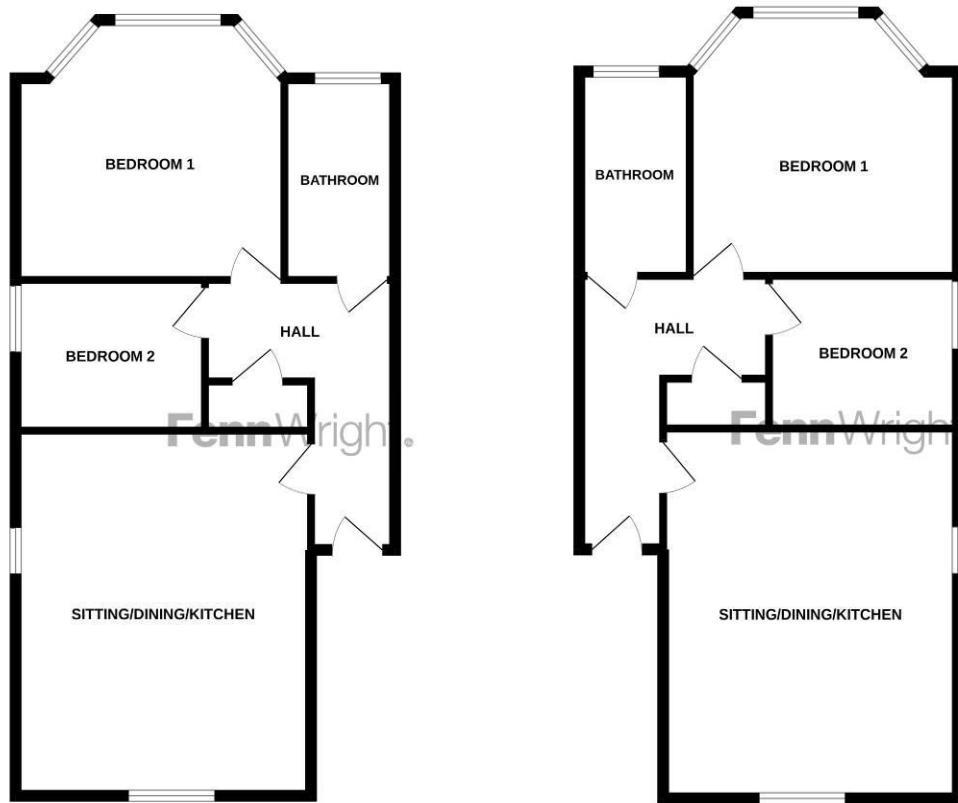
Bedroom two

9' 6" x 7' 3" (2.9m x 2.21m)

Bathroom

7' 3" x 6' 2" (2.21m x 1.88m)

APARTMENTS FIVE & SIX



Reception hall

13' 6" x 9' (4.11m x 2.74m)

Sitting room/kitchen

18' 3" x 14' 6" (5.56m x 4.42m)

Bedroom one

13' 8" x 13' (4.17m x 3.96m)

Bedroom two

9' 5" x 7' 6" (2.87m x 2.29m)

Bathroom

10' 1" x 5' 6" (3.07m x 1.68m)



Important information

Council Tax Band - to be confirmed
Services - We understand that mains water, drainage, gas and electricity are connected.

Tenure - Leasehold with a 1/6th share of the freehold

EPC rating - to be confirmed

Lease information

999 year lease with 1/6th share of freehold

Service charges: to be considered by the new management company.

Ground rent : not applicable

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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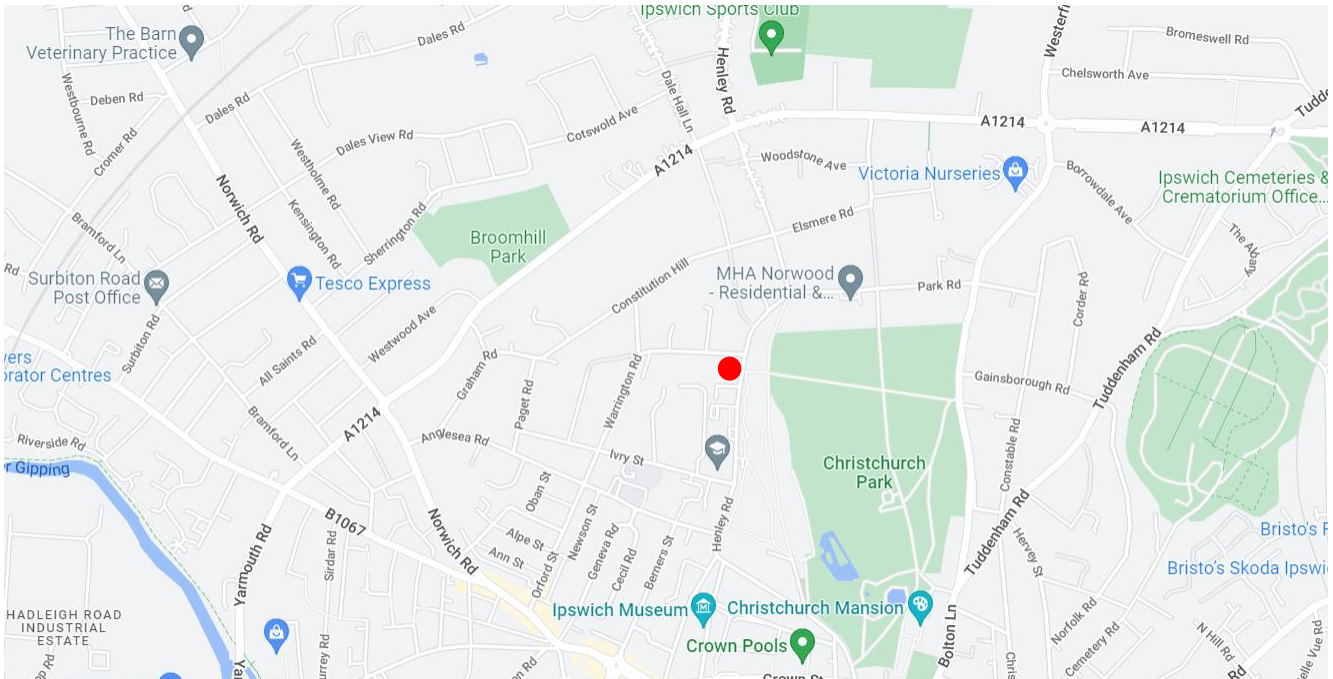
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Viewing

To make an appointment to view this property please call us on 01473 232700.



Directions

Proceed North of Ipswich town centre on Civic Drive, at the roundabout continue straight across onto Berners Street. At the crest of the hill, turn right onto Anglesea Road and then at the T-junction turn left onto Henley Road. After passing Ipswich School, the property can be found on the left hand side on the corner of St. Edmunds Road marked by a Fenn Wright board.

To find out more or book a viewing

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