

Flat 8, 114C Bramford Road, Ipswich, Suffolk, IP1 2LL



1 bedroom
Lounge/diner
1 bathroom

Leasehold

Offers in excess of

£100,000

Subject to contract

Buy to let investors only



This one bedroom first floor flat is situated on the western fringes of Ipswich town centre and is available to buy to let investors only.

Some details

General information

Available to buy to let investors only is this one bedroom first floor flat which is situated within reasonable distance of the town centre. It has double-glazed windows, electric heating and a generous sized living area. The property is currently let on a rolling periodic tenancy with a rent of £600 pcm from December 2022.

The flat is accessed via a telephone entry system and comprises of an entrance hall with built-in storage cupboard. The generous sized lounge/diner has windows to the front. Adjacent is the kitchen which is well equipped with a range of base units, wall cupboards, worktops and drawers. Integrated appliances include a four-ring electric hob with electric oven and extractor hood over.

The bedroom has a built-in a cupboard and the bathroom has a WC, bath and basin.

Reception hall

Lounge/diner

20' 10" x 11' 6" (6.35m x 3.51m)

Kitchen

8' 10" x 8' 9" (2.69m x 2.67m)

Bedroom

11' 1" x 10' 2" (3.38m x 3.1m)

Bathroom

6' 4" x 5' 6" (1.93m x 1.68m)

Location

The property is situated on the western fringes of Ipswich town centre. The town centre is within easy reach together with a wide range of local shops and amenities. The A12/A14 trunk roads are also within reasonable distance.

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

Agents note

INVESTORS ONLY

Current tenant moving on to a rolling periodic tenancy with a rent of £600 pcm from 18th December 2022, managed by Fenn Wright and offering a 7.2% yield at asking price. The tenancy is on a furnished basis and all furniture and appliances are included in the purchase price.

Lease information

Lease to 2205 (183 years remaining)

2022/23 Service charge : £1,424.53

2022 Ground rent: £150 p.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

Leave Ipswich town centre on St. Matthew's Street. At the traffic-lights bear half left into Bramford Road, where the property will be found on the right, just before the junction with Chevallier Street.

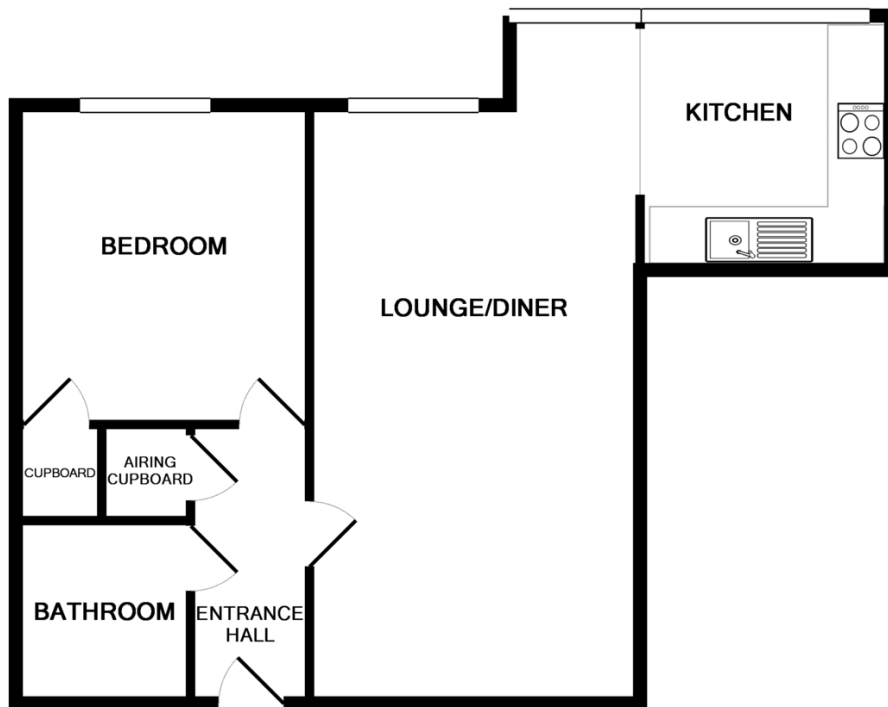
Further information

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

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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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