



Yeoman Close | Ipswich | IP1 2QG

Price £100,000 Leasehold

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estate agents

Yeoman Close, Ipswich, IP1 2QG

An ideal opportunity to purchase this one-bedroom top floor apartment located off Yarmouth Road Ipswich within a short walk to Ipswich town centre, Sainsbury's, bus service and river walks. The apartment benefits from stairs and lifts to all floors, allocated parking and child play area. The apartment comprises entrance hall, open plan lounge/dining/kitchen, double bedroom with access to outside balcony and bathroom. The apartment would be suitable to either FTB or investment and is being sold with NO ONWARD CHAIN.



DOOR TO COMMUNAL HALLWAY

Carpeted entry stairs to all floors and lift to all floors.

ENTRANCE HALL

Laminate flooring, electric panel heater, 2 door airing cupboard housing hot water cylinder, plumbing for washing machine, doors to bedroom, bathroom and open plan living/kitchen.

LOUNGE/DINING/KITCHEN

22' 10" max x 12' 10" max (6.96m x 3.91m) Tiled flooring in kitchen area, modern fitted kitchen with eye level and matching base units with roll edge work tops including breakfast bar, 4 ring electric hob and oven with stainless steel splash backs and extractor hood, single drainer sink, plumbing for dish washer, carpeted flooring in lounge/dining, electric panel heater, double glazed window to front aspect.

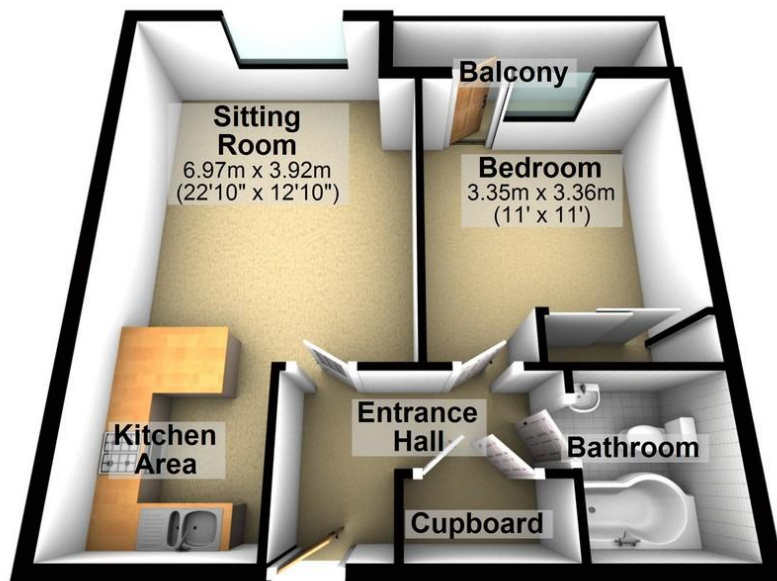


BEDROOM

11' x 11' (3.35m x 3.35m) Carpeted flooring, 2 door built in sliding wardrobe, electric panel heater, double glazed window and door to rear aspect with steps up to balcony.



Ground Floor



Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

BALCONY

Tree top views, ideal for relaxing outside with your early morning coffee and late afternoon G & T's.

BATHROOM

Comprising Low level WC, wash hand basin and bath with shower over, tiled flooring, floor to ceiling tiled walls, extractor fan, chrome heated towel rail.

LEASE DETAILS

Length of lease 125 years commencing from 2004

Service charge £2,740.000 PA

Ground rent £200.00 PA

COUNCIL

Ipswich Borough Council

Council tax band (A) £1,380.54

SERVICES

We understand all mains services are connected with the exception of gas.

Yeoman Close
IPSWICH
IP1 2QG

Energy rating

C

Valid until: 24 September 2032

Certificate number: 2021-2317-0878-7008-0273



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH**

01473 289333
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125 Dale Hall Lane, Ipswich IP1 4LS
Email: sales@your-ipswich.co.uk