

# Churchwood Stanley



Flat 4, 27 Tuddenham Road, Ipswich, IP4

£140,000



## Flat 4

27 Tuddenham Road, Ipswich, IP4

A one-bedroom first floor apartment with route errors, off street parking and communal garden located within a converted Georgian townhouse within close proximity of Ipswich town centre.

Council Tax band: A

Tenure: Leasehold

### KEY FEATURES

- A one bedroom apartment in an imposing Georgian building converted in 1990 into five residences
- Roof terrace and sun room
- Communal garden and allocated portion of the cellar for storage
- Ideal first time or investment purchase (previously rented out at £600 pcm)
- Gas central heating
- Open plan living, bedroom and modern bathroom
- Shared parking facility (three bays off street)
- Annual service charge of £621.41 and Ground rent of £50
- 68 years remaining on the lease





### Entrance hall

Having wood laminate flooring providing access to the loft via a hatch to the ceiling. Doors lead through to the bathroom on the right-hand side and to the bedroom on the left-hand side.

### Bedroom

11' 3" x 8' 0" (3.44m x 2.44m)

This carpeted bedroom has two built-in full height double fronted wardrobes with sliding doors and there is sash window to the side elevation.

### Bathroom

9' 2" x 3' 11" (2.8m x 1.2m)

This three quarter tiled bathroom has a suite that is comprised of a paneled bath with folding shower screen and thermostatic shower tap over, heated towel rail, pedestal hand wash basin, WC and an opaque glazed window to the rear elevation.

### Open Plan living space

13' 5" x 11' 10" (4.08m x 3.6m)

This open plan living space includes both the kitchen area and seating area. The kitchen is fitted with a range of cream fronted soft closing drawers and cupboards beneath a roll top wood work surface, tiled splash back and matching wall mounted cabinets. Planning is available for a washing machine and

cooking is catered for via the 4 ring electric hob found above the integral fitted electric oven. To the side beneath a window lies the 1.5 bowl sink with mixer tap. Further integral appliances include a base level fridge and separate freezer. Would laminate flooring is fitted throughout and a glazed internal door leads into the sun room and terrace.





**Sun room**

8' 4" x 8' 2" (2.53m x 2.5m)

Sun room has been constructed upon the paved roof terrace has windows to 3 elevations plus a door leading onto the remainder of this terrace.

**Balcony**

Balcony wraps around the sunroom and is retained by waste height wrought iron railings.

**Communal Garden**

The paved, low maintenance outside communal space has a westerly aspect and benefits from a secure outside storage unit.

**Off Road**

1 Parking Space

Three unrestricted parking spaces are present off-road on a first-come first-served basis.





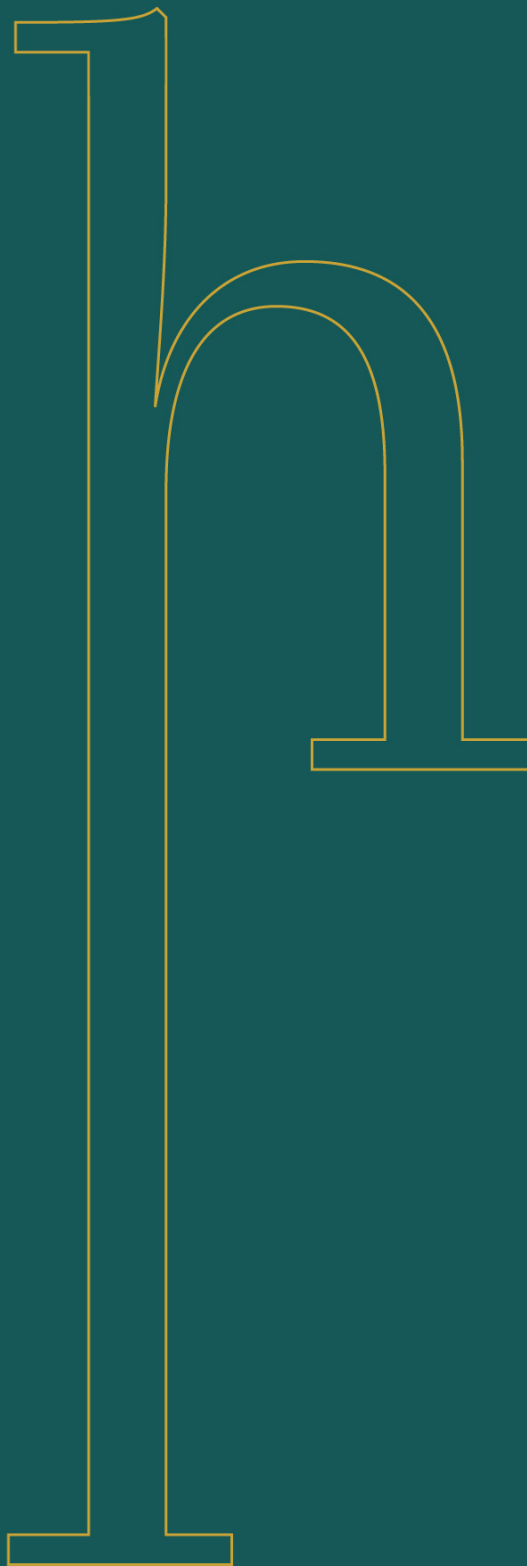
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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