

Flat D, 14 Fonnereau Road, Ipswich, IP1 3JP



Leasehold

Offers in excess of

£160,000

Subject to contract

**Close to Christchurch
Park**

1 bedroom

Open-plan sitting/kitchen/dining room

Parking



Situated close to Christchurch Park is this first floor apartment with views over the communal grounds.

Some details

General information

Situated adjacent to Christchurch Park is this good size one bedroom first floor apartment with parking to the rear. Along with gas central heating and feature fireplaces to both the living room and bedroom there are period features including cornice and sash windows. It lies a short stroll to town centre beyond which is the Mainline Railway Station and vibrant Waterfront.

The accommodation is accessed via a communal hall which has stairs rising to the first floor. The apartment's reception hall has doors to all rooms. Overlooking the communal gardens and Park to the rear is the open-plan sitting/kitchen/dining room. The sitting area has a period feature fireplace and the dining area has a bay window. The kitchen is well equipped with a range of base units, wall cupboards, shelving, work tops and drawers plus a brush steel oven, hob and extraction chimney.

To the front is a double bedroom which also has a feature fireplace and the bathroom has a modern white suite of bath with shower over, basin and WC.

Reception hall

Sitting/kitchen/dining room

17' 9" x 16' (5.41m x 4.88m)

Bedroom

12' x 11' (3.66m x 3.35m)

Bathroom

7' 6" x 6' 10" (2.29m x 2.08m)

Outside

This apartment is one of five within this superb Victorian residence which occupies an elevated position on Fonnereau Road and has a formal front garden which is predominantly laid to lawn with mature trees.

To the rear of the property there is a communal garden which is predominantly laid to lawn.

Beyond the garden there is a parking area where each of the five apartments has a parking space and there is an additional visitor space.

Location

The property is located in a prime residential area on the northern side of the town centre, adjacent to Christchurch Park, which has 80 acres of rolling parkland including tennis courts and play area. A short stroll leads to Ipswich town centre which offers a range of bars, restaurants and shopping facilities. Ipswich Mainline Railway Station provides a service to London Liverpool Street . Further south is the vibrant Waterfront area which also offers a range of bars and restaurants.

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 -

Our ref – SDG

Lease information

Length of lease 170 years from 2020

Ground rent £100 per annum

Service charge £100 per calendar month

- Subject to confirmation from the management company and these charges are for the current year and maybe subject to change.

Agents note

The property is managed by the owners of the block, trading as 14 Fonnereau Road Limited.

Upon completion of the property you will be entitled to a 1/5th share in the company.

Directions

If travelling in an easterly direction along Crown Street take the first turning on the left into Neale Street then at the t-junction turn left onto Fonnereau Road where property is located on the right, just after the entrance to Christchurch Park.

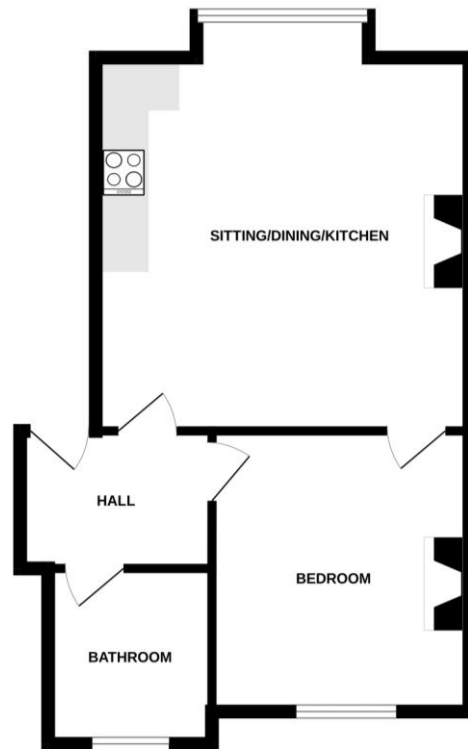
Further information

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

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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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