



Henley Road | Ipswich | IP1 3SE

Price £130,000 Leasehold

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estate agents

# Henley Road, Ipswich, IP1 3SE

An opportunity to purchase this 1 bedroom apartment in the sought after Parkwood development located just North of the town centre close to the Greyhound pub/restaurant and opposite Christchurch park. Ideally suited to either FTB's or an investment. Well maintained communal areas leading to stairs to all floors, door into entry hall, lounge/dining, kitchen, double bedroom, bathroom, allocated parking space and visitor parking. Although there is a short lease the vendors are happy to renew the lease on completion for any potential purchaser. The apartment is being sold with NO ONWARD CHAIN.



## COMMUNAL ENTRANCE HALL

Carpeted staircase leading front door.

## ENTRANCE HALL

Carpeted flooring, entry phone, electric storage heater, door to lounge/dining, bedroom and bathroom.

## LOUNGE/DINER

17' 10" x 10' 4" (5.44m x 3.15m) Carpeted flooring, electric storage heater, window to side aspect, door to kitchen.



## KITCHEN

10' 4" x 6' 2" (3.15m x 1.88m) Matching eye level and base units with roll edge work top, electric cooker, stainless steel sink unit with hot & cold mixer tap, plumbing for washing machine, space for fridge/freezer, tiled flooring, electric convector heater, window to rear aspect.

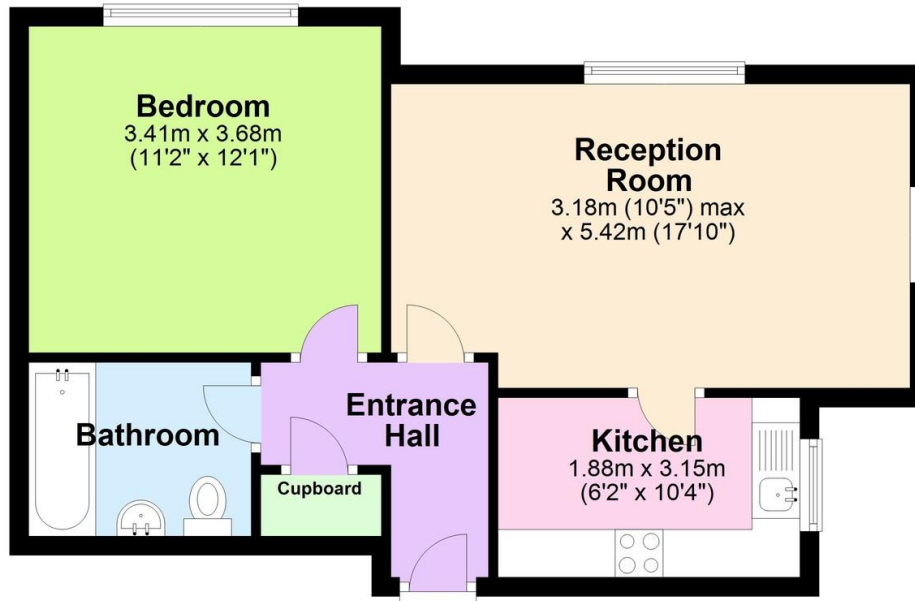
## BEDROOM

12' 2" x 11' 2" (3.71m x 3.4m) Carpeted flooring, windows to side and rear aspect, electric storage heater.



## Ground Floor

Approx. 45.8 sq. metres (492.7 sq. feet)



Total area: approx. 45.8 sq. metres (492.7 sq. feet)

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

### BATHROOM

6' 11" x 5' 11" (2.11m x 1.8m) Comprising low level WC, wash hand basin and bath with electric shower over, floor to ceiling tiled walls, tiled flooring, extractor fan, electric convector heater.

### SERVICES

We understand all mains services are connected (EXCEPT GAS)

### OUTSIDE

Allocated parking for 1 car, visitors parking.

### COUNCIL

Ipswich Borough Council  
Council Tax Band (B) £1,675.87

### LEASE DETAILS

62 Years remaining on the lease.  
Service charge £1,468.00 PA  
Ground rent £200.00 PA  
The vendors are happy to pay for the renewal of the lease upon completion.

Parkwood 11, Henley Road IPSWICH IP1 3SE	Energy rating <b>D</b>	Valid until: 31 July 2028 <hr/> Certificate number: 0798-5055-6288-8538-9970
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