

Henley Road | Ipswich | IP1 3SE

Price £130,000 Leasehold

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estate agents

Henley Road, Ipswich, IP1 3SE

- NO ONWARD CHAIN - An ideal opportunity to purchase this 1 bedroom first floor apartment located in the sought after Parkwood development just North of the Town centre opposite Christchurch park and just over the road from the Greyhound pub/restaurant. The property benefits from allocated parking for 1 car plus a visitor parking space. Communal areas are well maintained with stairs rising to all floors with door into lobby, entrance hall, lounge/dining room, kitchen, bedroom, bathroom and there is electric storage heating. The apartment would be suitable to either FTB's or investment.



COMMUNAL HALL

Door into communal hallway with stairs to all floors, door into apartment on the first floor.

LOBBY

Door into lobby, window to side aspect, door into entrance hall.

ENTRANCE HALL

Carpeted flooring, storage heater, entry phone, airing cupboard housing hot water cylinder, doors to lounge/dining, bedroom and bathroom.



LOUNGE/DINER

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

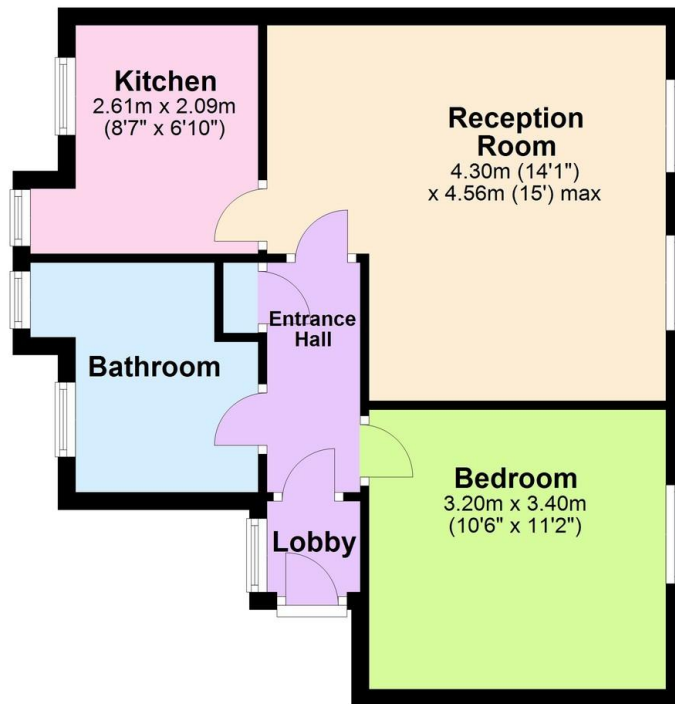
KITCHEN

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



Ground Floor

Approx. 45.9 sq. metres (494.2 sq. feet)



Total area: approx. 45.9 sq. metres (494.2 sq. feet)

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

BEDROOM

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

BATHROOM

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

OUTSIDE

Allocated parking for 1 car + visitor parking.

COUNCIL

Ipswich Borough Council

Council tax band (B) £1,675.87

LEASE DETAILS

Leasehold (964 Years)

Service charge £1,468.00 P.A.

Ground Rent £200.00 P.A.

SERVICES

We understand all mains services are connected
EXCEPT GAS.

PARKWOOD 11 HENLEY ROAD IPSWICH IP1 3SE	Energy rating	Valid until: 2 November 2030
	D	Certificate number: 4090-6973-0622-8005-3903



VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH

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