



Adair Road,
Ipswich, IP1 5BG

MaxwellBrown

Independent Property Agents

Guide price £75,000 to £80,000 Leasehold

Investment or first purchase. A well presented one bedroom first floor flat located on the western outskirts of Ipswich, close to local amenities approx. 2 miles from Ipswich town centre and the mainline railway station. Accommodation includes lounge, kitchen, bedroom and shower room. The property has electric heating, recently replaced double glazed windows and benefits from a new roof. Currently let at £525pcm giving a gross yield of approx. 8.4%.



Sealed unit double glazed door to:

Entrance Hall:

Store cupboard, staircase to first floor .

Landing:

Rointe electric radiator, artexed ceiling, smoke detector, Sealed unit double glazed window to side, venetian blind, doors to:

Shower Room:

Comprising white suite comprising Triton shower within fully tiled shower cubicle, wash hand basin, low level flushing suite, vinyl flooring, Sealed unit double glazed window to front with venetian blind.

Kitchen: 7'8 x 6'10 (2.3m x 2.1m)

Beech fronted units, 1.5 bowl single drainer sink unit with mixer tap and cupboards and drawers below, work surface with cupboard and space for appliances, eye level units, vinyl flooring, artexed ceiling, Sealed unit double glazed window to rear, Belling free standing electric cooker.

Bedroom: 10'1 x 8'10 (3.1m x 2.7m)

Rointe electric radiator, TV point, Sealed unit double glazed window to rear, alcove with shelving, artexed and covered ceiling.

Lounge: 11'5 x 10' (3.5m x 3.1m)

Alcove with shelving, artexed and covered ceiling, Sealed unit double glazed window to front, TV point, telephone point, electric radiator.

The property has a garden to the front laid to grass

Services:

We understand from the landlord that mains water, electricity and drainage are connected to the property

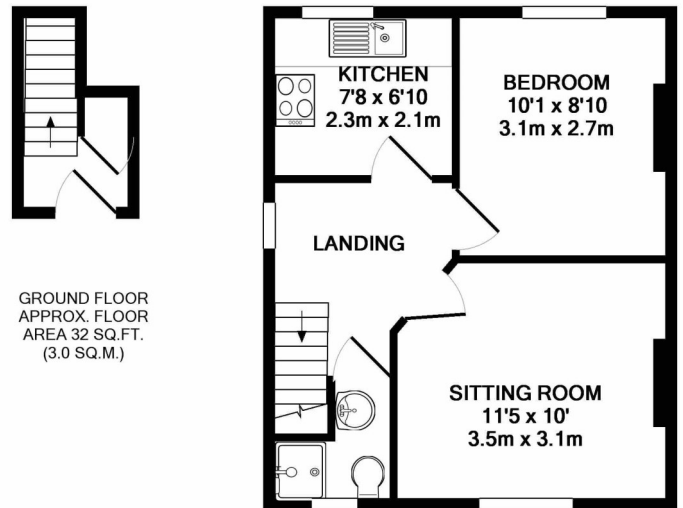
Agent's Notes:

Lease details:

A new lease will be granted upon the sale of the property extending the current term by 90 years thereby giving a total lease length of 155 years. Share of the Freehold will be transferred upon completion, No ground rent payable. Service charges to be agreed between owners of freehold (2 flats). Owners responsible for their own buildings insurance.

Investment details:

The property is currently let on an periodic tenancy created June 2022 at a rent of £525 pcm.

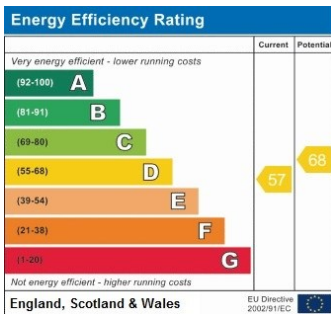


GROUND FLOOR
APPROX. FLOOR
AREA 32 SQ.FT.
(3.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 327 SQ.FT.
(30.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 359 SQ.FT. (33.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2019



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

