



Star Lane | Ipswich | IP4 1JF

Price £145,000 Leasehold

 **your ipswich**
estate agents

Star Lane, Ipswich, Suffolk, IP4 1JF

Ideal opportunity to purchase this split level apartment over two floors close to Ipswich water front and walking distance to town centre, Currently rented to tenants paying £750.00 PCM who wish to remain. The apartment block has well maintained communal areas, lift and stairs to all floors, communal gardens allocated parking with permit. Arranged over two floors comprising door into entrance hall, double bedroom and bathroom, stairs rising to second level with open plan lounge/dining/kitchen with Juliette balcony and a further double bedroom, further benefits include electric heating and double glazed windows and allocated parking. Early inspection recommended.

COMMUNAL ENTRANCE HALL

Carpeted entrance, stairs and lift to all floors, well maintained.

ENTRANCE HALL

Carpeted flooring, stairs to second floor, door to bedroom and bathroom.

BEDROOM

12' x 9' (3.66m x 2.74m) Carpeted flooring, electric heater, double glazed window to rear aspect overlooking rear communal garden, airing cupboard housing hot water cylinder.

BATHROOM

Comprising low level WC, wash hand basin and bath with mixer shower attachment, extractor fan, electric convactor wall heater, double glazed window to rear aspect.

STAIRS

Carpeted stairs and landing, electric heater, doors to lounge/dining/kitchen and bedroom.



Awaiting Floorplan

LOUNG/ DINING/ KITCHEN

18' x 17' 10" (5.49m x 5.44m) Open plan, carpeted flooring, 2 electric heaters, Juliette balcony with double glazed doors, Vinyl floor covering in kitchen area, eye level and matching base units, electric hob & oven stainless steel extractor, inset sink & drainer with mixer tap, plumbing for washing machine, space for fridge/freezer.

BEDROOM

12' max x 10' 11" (3.66m x 3.33m) Carpeted flooring, 3 door built in wardrobe, electric heater, double glazed window to rear aspect with views over rear communal gardens.

COUNCIL

Ipswich Borough Council
Council tax band (B) £1,675.87

NEAREST SCHOOLS

St Helens primary school & Stoke High Ormiston Academy.

SERVICES

We understand all mains services are connected EXCEPT FOR GAS.

LEASE DETAILS

978 YEAR LEASE REMAINING
SERVICE CHARGES £175.00 PCM (INCLUDES BUILDING INSURANCE)
GROUND RENT £135.00 PER ANNUM.

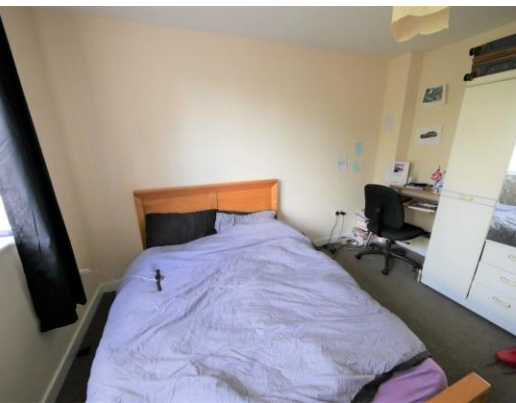
Apartment IP Central
129, Star Lane
IPSWICH
IP4 1JF

Energy rating

C

Valid until: 19 November 2029

Certificate number: 9165-2890-6994-9821-5375



**VIEWING STRICTLY BY APPOINTMENT
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