



Park North | Ipswich | IP4 2XT

Price £175,000 Leasehold

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estate agents

Park North, Ipswich, IP4 2XT

An ideal opportunity to purchase this purpose built first floor maisonette apartment located to the North of Ipswich close to Christchurch park and a short stroll to Ipswich town centre. The apartment comprises entry with stairs to first floor landing, sitting/dining room with door out to balcony, kitchen with walk in larder, 2 double bedrooms both providing built in wardrobes and bathroom. Further benefits include double glazing throughout, gas central heating and garage en-block. Suitable for FTB or investment. INSPECTION RECOMMENDED.



ENTRANCE

Double glazed door into entrance, tiled floor stairs rising to first floor landing, double glazed window to side aspect, radiator, double door storage at end of landing, doors to sitting/dining, kitchen, bedrooms and bathroom.

SITTING/DINING ROOM

15' 3" x 11' 10" (4.65m x 3.61m) Cork tiled flooring, radiator, double glazed windows and door to balcony area with views over front lawn area.



KITCHEN

9' 8" x 6' 7" (2.95m x 2.01m) Comprising eye level with matching base units and roll edge work top, electric cooker, with stainless steel extractor over, space for fridge/freezer, stainless steel sink unit with swan neck mixer tap, plumbing for washing machine, tile effect flooring, double glazed window to rear aspect, walk in larder which is shelved, double glazed window to side aspect, wall mounted Worcester boiler.

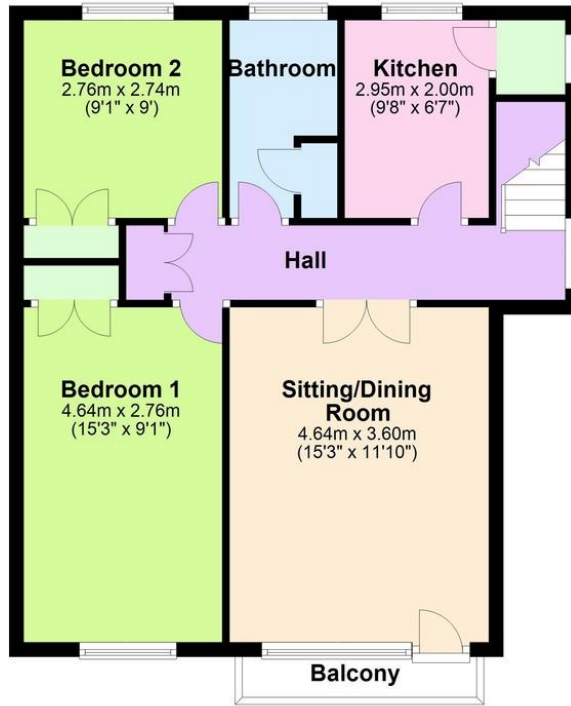
BEDROOM 1

15' 3" x 9' 1" (4.65m x 2.77m) Carpeted flooring, radiator, double glazed window to front aspect, 2 door built in wardrobe.



Ground Floor

Approx. 59.8 sq. metres (643.2 sq. feet)



Total area: approx. 59.8 sq. metres (643.2 sq. feet)

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

BEDROOM 2

9' x 9' (2.74m x 2.74m) Carpeted flooring, radiator, double glazed window to rear aspect, 2 door built in wardrobe.

BATHROOM

9' 7" x 4' 10" (2.92m x 1.47m) Comprising low level WC, wash hand basin with cupboards under, bath with electric shower over, tile effect flooring, double glazed window to rear aspect, chrome heated towel rail, linen cupboard.

OUTSIDE

Enclosed garden laid to lawn with borders.

GARAGE

Garage En-Block, first garage with up and over roller door.

COUNCIL

Ipswich Borough Council

Council Tax band (B) £1,675.87

NEAREST SCHOOLS

St Margaret's CEVAP school, Northgate high school.

SERVICES

We understand all mains services are provided.

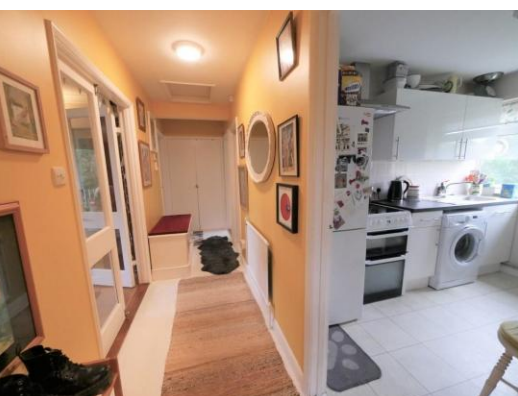
LEASE DETAILS

Lease term - 125 years from 21st October 2013.

Ground rent £100.00 per annum

Service charge £98.00 per annum

Park North IPSWICH IP4 2XT	Energy rating D	Valid until: 4 December 2024 Certificate number: 9452-2824-6727-9504-5015
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VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH

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