

Flat 9, Highwood Manor Guide Price £ 165,000 | Freehold 21 Constitution Hill | Ipswich | Suffolk | IP1 3RG







Highwood Manor

A rare investment opportunity to purchase a first floor, one bedroomed apartment located in a prime residential area, close to Christchurch Park.

This property already has a good, long term tenant in residence. The current rental income is £ 695 per calendar month with a review pending.

The apartment is offered with one freehold share of the total fifteen shares of the apartments within the development. It forms part of the original Ipswich Boys School Highwood Manor boarding house, having been carefully converted by a local property developer in 1989. There are ample car parking spaces on site, to include visitors parking. The actual allocation is one car space per apartment.

There are beautifully maintained communal gardens to the rear of the property – these being mainly laid to neat, open lawns interspersed with mature trees and shrub borders, and totally enclosed by 8' white brick walling.





Summary of Accommodation

Entrance Hall, Living Room, Kitchen, Bedroom and Bathroom.

The Accommodation

Located on the first floor, front door to

Entrance Hall

Doors to

Kitchen

Single drainer stainless steel sink unit set in post formed work surfaces with cupboards and drawers under. Eye level units to match base units. Built in electric oven with 4 ring hob and extractor hood over. Plumbing for washing machine and space for fridge freezer. Cushion flooring.

Sitting Room

Sash window to front elevation, TV and Internet points.

Night storage heater. Fitted carpet. Connecting door to entrance hall and steps up to opening to





Bedroom

Two large sash windows. Night storage heater. Fitted carpet. Storage alcove.

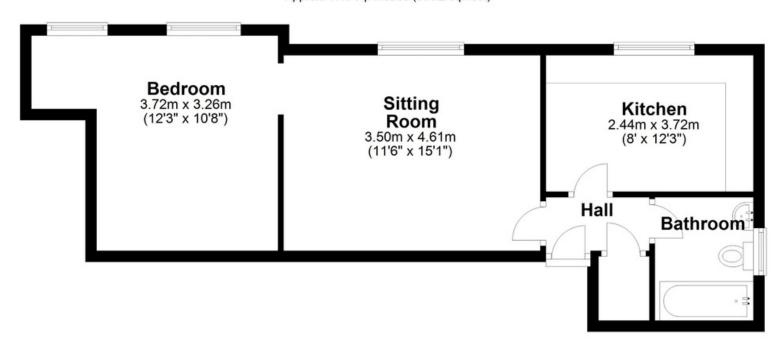
Bathroom

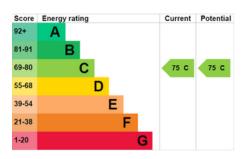
White suite comprising panelled bath with shower mixer taps, pedestal wash hand basin and close coupled WC.

Cushion flooring, window, electric heater and extractor far

Ground Floor

Approx. 47.0 sq. metres (506.2 sq. feet)





Total area: approx. 47.0 sq. metres (506.2 sq. feet)

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

Suffolk County Properties Ltd trading as Fine & Country Woodbridge

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Services

We understand from the Vendor that mains Electricity Water and Drainage are connected to the property.

Council Tax Band A - Ipswich - 2023/24 - £ 1436.46

Possession

Vacant Possession Upon Completion

What Three Words - beams groom signal

Service charge

There is a bi-annual service charge of approximately £ 735/6 months. This covers building insurance, water rates and the maintenance of internal and external communal areas including lighting etc.

Please note – full disclosure - Section 21 1979 Estate Agents Act, the Vendor of this property is a Director of Fine and Country Ipswich.

Viewings strictly by prior appointment with the Vendor's Sole Agent - Fine and Country Ipswich -01473 289700

Outside Normal Office Hours - Mark Halls MRICS - 07770 814748

About The Area

This apartment is located in one of the best of the prime streets in Ipswich. Christchurch Park is just a 5 minute walk away and just 10 minutes walk are two of the most popular Public Houses in Ipswich – The Greyhound (on Henley Road) and The Woolpack (Westerfield/Tuddenham Road junction). As well as great drinking pubs, they are renowned for their excellent food.

The thriving town of Ipswich is set on the estuary of the River Orwell, providing fantastic walks and sailing, and has undergone an extensive gentrification programme in recent years, mainly around the vibrant waterfront offering many bars, restaurants, and the marina, and has become a popular "commutable" town to London. Ipswich is the county town of Suffolk and offers a wide variety of shopping, commercial and leisure facilities including a full range of sports clubs and societies, restaurants, and high street stores.

There is an excellent choice of schooling within both the state and private sectors. Excellent sailing and golfing facilities are both available nearby and on the popular Suffolk Heritage Coast. Ipswich provides good access to various road networks via the A12 to the South with links to London and the M25 and via the A14 to The Midlands and M11. The railway station provides mainline railway links to London's Liverpool Street with an approximate journey time of sixty-five minutes.



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