



Flat 9, Highwood Manor
21 Constitution Hill | Ipswich | Suffolk | IP1 3RG

Guide Price £ 165,000 | Freehold

FINE & COUNTRY



GS SECURITY
0470 45066

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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.

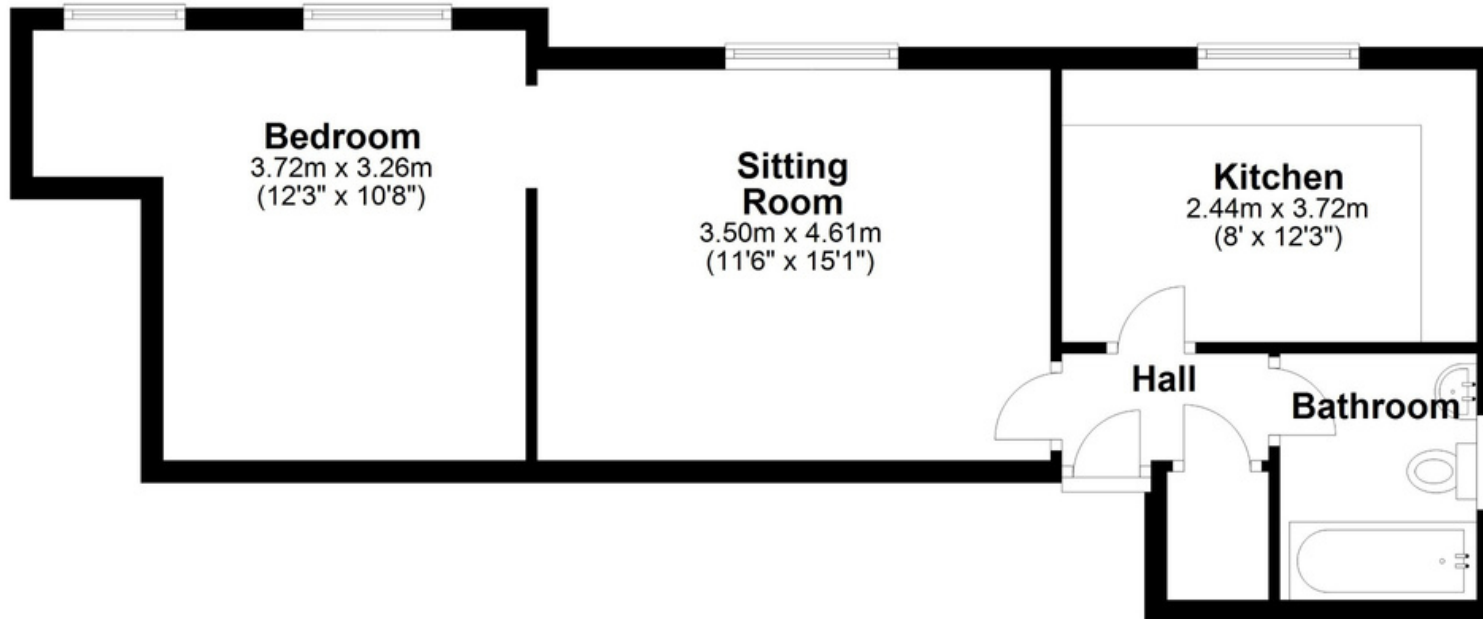


Bathroom

White suite comprising panelled bath with shower mixer taps, pedestal wash hand basin and close coupled WC. Cushion flooring, window, electric heater and extractor fan.

Ground Floor

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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