



Flat 2, Highwood Manor  
21 Constitution Hill | Ipswich | Suffolk | IP1 3RG

Guide Price £ 175,000 | Freehold





GS SECURITY  
(0473) 4889

FT66 ADY



# Highwood Manor

A rare investment opportunity to purchase a 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

Part glazed front door, with outside courtesy light, through 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.

## Living Room

A good sized, square room with ample natural lighting, overlooking the splendid rear gardens. TV point, internet point, night storage heater. Fitted carpet.





## Bedroom

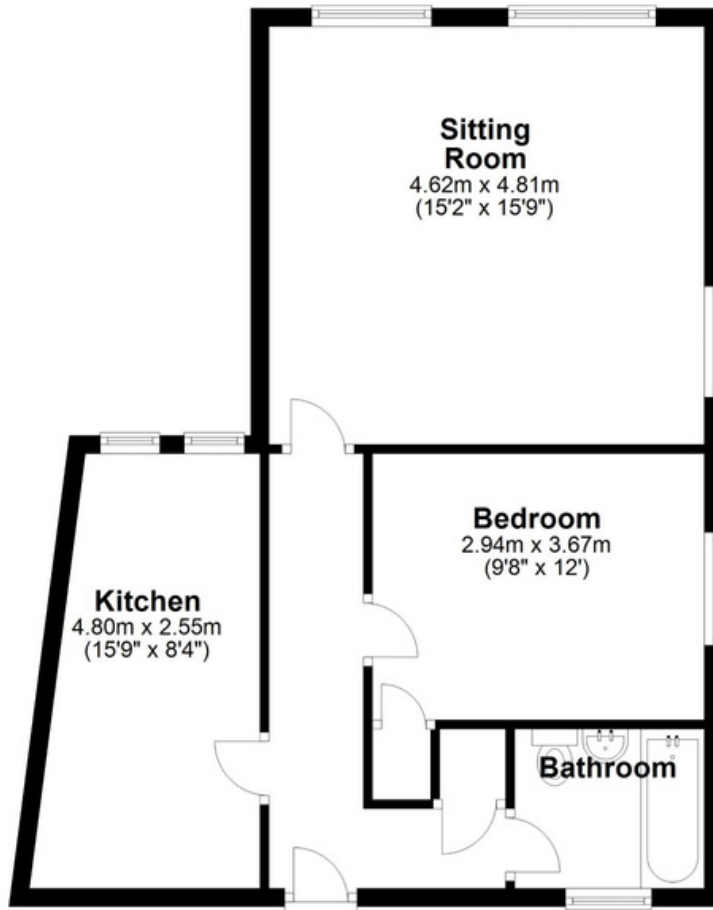
Views to patio fountain area. Night storage heater. Power points. Fitted carpet.

## Bathroom

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



## Ground Floor



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	67 D
39-54	E		
21-38	F		
1-20	G		

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Registered address: Crane Court, 302 London Road, Ipswich, Suffolk, IP2 0JA  
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Fine & Country Ipswich  
Archdeacon's House  
Northgate Street, Ipswich  
Suffolk IP1 3BX  
01473 289700  
ipswich@fineandcountry.com

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