



Flat at Apollo House | 235 Sheldrake Drive | Ipswich | IP2 9LH

Guide Price £135,000 Leasehold

ipswich &
suffolk estate
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Flat at Apollo House, 235 Sheldrake Drive, Ipswich,

IP2 9LH

SUMMARY

CHAIN FREE - A well-proportioned two-bedroom purpose built flat with a lease of approximately 956 years remaining, located within Apollo House to the popular South-West of Ipswich, a stone's throw from local shops and amenities. The layout comprises; sheltered entrance, secure residents' entry to a communal reception area with allocated built-in cupboard and private entrance door to the flat, with entrance hall, fitted kitchen, lounge with patio style door direct access to the communal garden, two bedrooms and wet room. To the outside there is a well-kept wrap around communal garden mainly laid to mature lawn and stocked with established trees, whilst to the side there is first come-first served parking, an allocated garage with up and over entry door, and bin store. The property is double glazed and electric warm air heated. Early viewing is recommended.

SHELTERED ENTRANCE

Secure residents entrance door to.

COMMUNAL ENTRANCE RECEPTION

Allocated cupboard with electric consumer unit and meter, private front door to.

ENTRANCE HALL

Wall mounted remote entry intercom handset, warm air heating vent, built-in cupboard housing electric warm air system, BT Openreach point, open recess, access to.

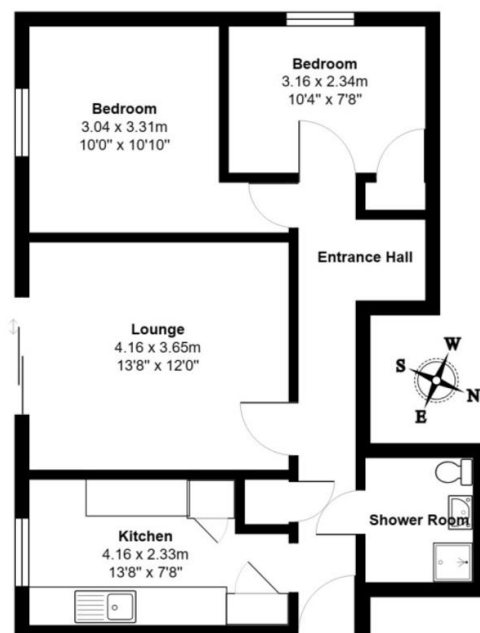
KITCHEN

13' 8" max. x 7' 8" max. approx. (4.17m x 2.34m) Double glazed window to rear, warm air heating vent, base and eye level fitted cupboard and drawer units, wood effect work surfaces, stainless steel sink-drainer unit with mixer tap, space for electric cooker, under counter space for washing-machine, built-in pantry cupboard, built-in cupboard housing hot water immersion tank, wood effect flooring.

LOUNGE

13' 8" x 12' approx. (4.17m x 3.66m) Double glazed patio style door providing direct access to communal garden, warm air heating vent, television point.





Total Area: 59.0 m² ... 635 ft²

BEDROOM ONE

10' 10" x 10' approx. plus recess. (3.3m x 3.05m) Double glazed window to rear.

BEDROOM TWO

10' 4" x 7' 8" approx. (3.15m x 2.34m) Double glazed window to side, built-in cupboard.

WET ROOM

Wall mounted electric fan heater, low level WC, wall mounted hand-wash basin, electric shower over self draining floor, tiled walls, vinyl flooring, extractor fan.

OUTSIDE

To the side there is a residents parking area providing parking on a first come-first served basis, bin storage facility, and access to an allocated garage with up and over entry door. To the opposing side and rear, there is a well-kept established garden mainly laid to mature lawn, stocked with a variety of trees and shrubs, and enclosed by perimeter hedging.

LEASE DETAILS

Lease length approximately 956 years remaining.

Service Charge approximately £110 per calendar month (2024), which includes buildings insurance and upkeep of communal areas.

We are informed by the owner there is no charge for ground rent.

IPSWICH BOROUGH COUNCIL

Tax band A - Approximately £1,502.70 per annum (2024-2025).

NEAREST SCHOOLS (.GOV ONLINE)

Gusford Primary and Chantry Academy High.

CONSUMER PROTECTION REGULATIONS 2008

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their

knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Energy performance certificate (EPC)			
Fiat Apollo House 235 Sheldrake Drive IPSWICH IP2 9LH	Energy rating	Valid until:	8 April 2034
	D	Certificate number:	5110-3184-9002-0404-9902
Property type	Ground-floor flat		
Total floor area	59 square metres		



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

01473 289333
www.your-ipswich.co.uk

125 Dale Hall Lane, Ipswich IP1 4LS
Email: sales@your-ipswich.co.uk



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Registered office: 125 Dale Hall Lane, Ipswich, IP1 4LS.