



Bell Close, Ipswich, IP2 8DE

Price £97,500 Leasehold

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NO ONWARD CHAIN - An ideal opportunity to purchase this ex local authority 1 bedroom first floor apartment, located just a short walk to town centre, Ipswich waterfront, local shops and bus service. The apartment comprises communal door to stairs leading to first floor with balcony out look to the rear, door into entrance porch, entry hall, double bedroom, lounge/dining, kitchen and bathroom, further benefits include gas boiler which was recently fitted and double glazed windows throughout. Suitable for FTB or investment.

COMMUNAL DOOR

Leading to communal stairs with door out to rear landing area with door into apartment.

ENTRANCE PORCH

Door into entrance porch, storage cupboard housing recently fitted gas Glow Worm combination boiler, further door into entrance hall.

ENTRANCE HALL

Laminate flooring, linen cupboard, radiator, doors to bedroom, lounge/dining, kitchen and bathroom.

BEDROOM

13' 10" x 9' 5" (4.22m x 2.87m) Laminate flooring, double glazed window to front aspect, radiator.

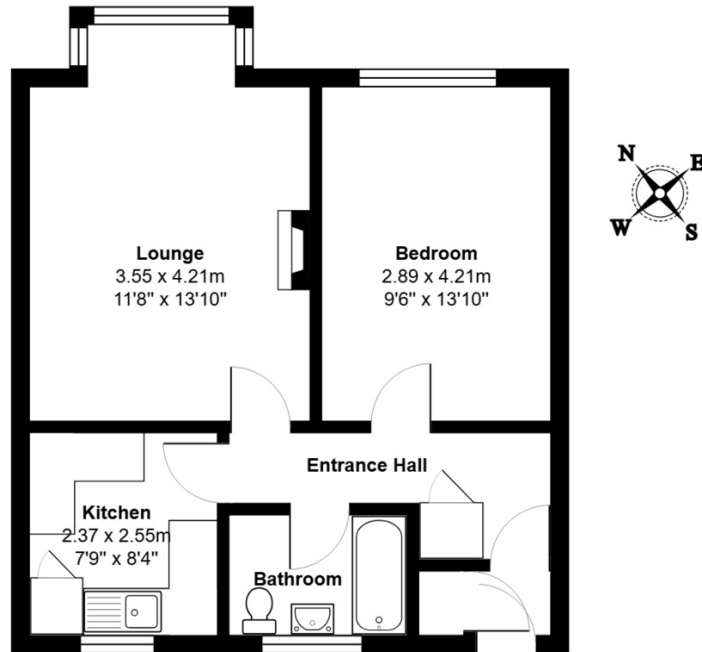
LOUNGE/ DINER

13' 10" x 11' 8" (4.22m x 3.56m) Laminate flooring, radiator, fireplace with stone effect gas fire, double glazed window to front aspect.

KITCHEN

9' 1" max x 8' 7" max (2.77m x 2.62m) Matching wall & base units with roll edge work tops, 4 ring gas hob, electric oven, circular stainless steel sink & drainer with hot & cold mixer tap, space for under counter fridge, double glazed window to rear aspect, door into laundry cupboard with plumbing for washing machine and tumble dryer over, laminate flooring.





Total Area: 47.2 m² ... 508 ft²

BATHROOM

6' 4" x 5' 5" (1.93m x 1.65m) Comprising low level WC, wash hand basin and bath with mixer shower attachment, radiator, double glazed window to rear aspect, tiled flooring.

LEASE DETAILS

90 Years remaining on lease.
 Service Charge £614.67 PA
 Ground Rent £10.00 PA
 Managed by Ipswich Borough Council.

COUNCIL

Ipswich Borough Council
 Council Tax Band (A) £1,502.70

SERVICES

We understand all mains services are connected.

NEAREST SCHOOLS

Hillside Primary school, Stoke High School Ormiston Academy.

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.

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Bell Close IPSWICH IP2 6DE	Energy rating	Valid until:	16 May 2033
	C	Certificate number:	4237-4825-1200-0383-6296



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

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