

Flat at Woodlands, Acer Grove, Pinewood, Ipswich, IP8 3RR

Guide Price £130,000 Leasehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

Flat at Woodlands, Acer Grove, Pinewood,

Ipswich, IP8 3RR

SUMMARY

CHAIN FREE - A well presented and freshly decorated, two double bedroom first floor purpose built flat with balcony and allocated parking benefitting from a newly renewed lease of approximately 999 years, located in the popular Pinewood area to the South West of Ipswich, convenient to local shops, supermarkets, Ipswich to London mainline train station, and the A12. The accommodation comprises; communal entrance and hallway with stairs rising to first floor, private entrance door to entrance hall with reception/study area, fitted kitchen, lounge-diner with French doors opening out to railed and sheltered balcony, two double bedrooms and modern shower room. The development is pleasantly located in a tree-lined leafy setting and early viewing is recommended.



MAIN ENTRANCE TO COMMUNAL HALLWAY

STAIRS RISING TO FIRST FLOOR

PRIVATE ENTRANCE TO FLAT

ENTRANCE HALL

Entrance hall reception (suitable for use as a small study area) with tall double glazed window to rear, leading to an inner hallway with built-in cupboard housing hot water tank and doors to.



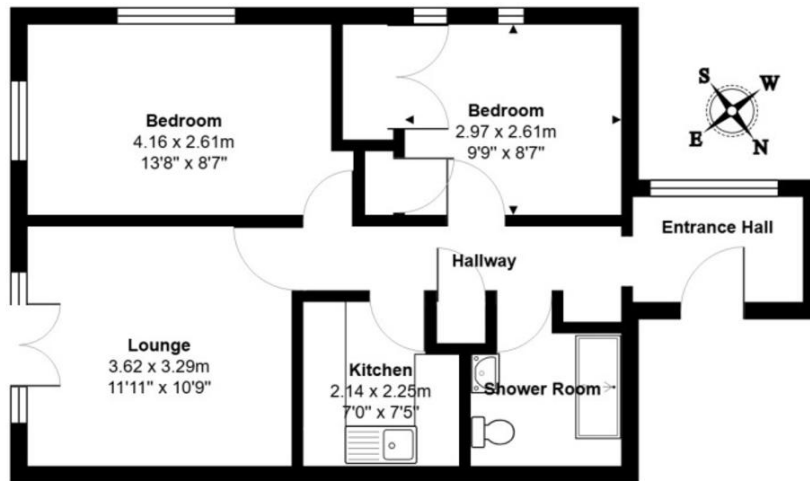
KITCHEN

7' 5" x 7' 0" approx. (2.26m x 2.13m) Base and eye level cupboard and drawer fitted units, rolled edge work surfaces, inset stainless steel one and a quarter bowl sink drainer unit with mixer tap, space for electric cooker, space for fridge-freezer, under counter space for washing machine, tiled splash backs, tiled floor, service opening through to lounge and dining room.

LOUNGE & DINING ROOM

11' 11" x 10' 9" approx. (3.63m x 3.28m) Double glazed French doors to side opening out to balcony, twin double glazed windows to either side, electric panel heater, BT OpenReach and television points, picture rail, wall mounted intercom handset with remote entry, two wall uplighters.





Total Area: 52.9 m² ... 569 ft²

BALCONY

9' 6" x 3' 11" approx. (2.9m x 1.19m) Railed and sheltered with tiled floor and light enjoying a leafy outlook.

BEDROOM ONE

13' 8" x 8' 7" approx. (4.17m x 2.62m) Double glazed windows to side and rear, electric panel heater.

BEDROOM TWO

9' 9" x 8' 7" approx. (2.97m x 2.62m) Twin double glazed windows to rear, electric panel heater, built-in cupboard and wardrobe.

SHOWER ROOM

6' 9" x 6' 1" approx. plus recess. (2.06m x 1.85m) Electric fan heater, chrome heated towel rail, double walk-in shower with fixed side screen and thermostatic shower, pedestal hand-wash basin with mixer tap, low level WC, part tiled walls, vinyl flooring, extractor.

OUTSIDE

The development is tucked away behind leafy trees, there are lawned areas, a bin store, and allocated parking spaces for residents and visitors.

LEASE DETAILS

Newly renewed lease of approximately 999 years remaining. Expiry 31.12.3023.

Peppercorn Ground Rent of approximately £50 per annum.

Service Charge including Buildings Insurance and Water approximately £136 per calendar month.

Management Agent - EWS in Colchester.

Freeholder - Belmont Maintenance Company Limited in Woodbridge.

BABERGH DISTRICT COUNCIL

Council tax band B - Approximately £1,682.27 PA (2024 - 2025).

NEAREST SCHOOLS (.GOV ONLINE)

Sprites Primary and Chantry Academy High.

DIRECTIONS

Leaving Ipswich town centre, head in a South-Westerly direction along Birkfield Drive, turn right onto Hawthorn Drive, at the roundabout take the second exit and continue along Hawthorn Drive, at the next roundabout take the first exit onto Belmont Road, continue along Belmont Road and take the third left hand exit onto Acer Grove, Woodlands development is found immediately on the right hand-side.

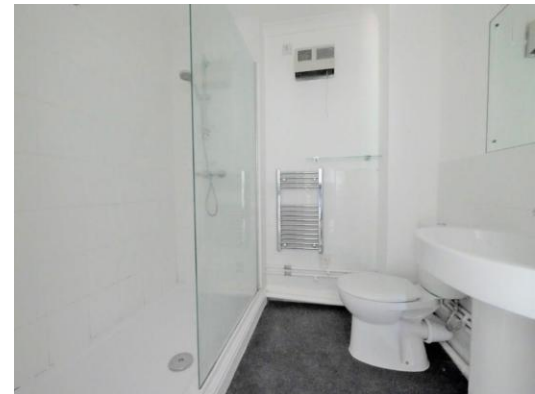
CONSUMER PROTECTION REGULATIONS 2008

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Energy performance certificate (EPC)

Flat Woodlands Acer Grove IPSWICH IP8 3RR	Energy rating C	Valid until:	18 August 2034
		Certificate number:	4616-2174-6002-0398-9902
Property type		Mid-floor flat	
Total floor area		53 square metres	



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

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