

Henley Road, Ipswich, IP1 3SD

Price £175,000 Leasehold

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**suffolk** estate  
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# Henley Court, Henley Road, Ipswich, IP1 3SD

NO ONWARD CHAIN - A rare opportunity to purchase this three bedroom second floor apartment with balcony located to the North of Ipswich within close proximity to Christchurch park and Ipswich town centre. The apartment offers convenient and comfortable living space with low service charges and ground rent. The apartment comprises entrance hall, three double bedrooms, lounge/dining room, bathroom and separate cloakroom. It is double glazed throughout except for the balcony door, has electric heating, a garage and outside storage cupboard. MAKE SURE YOU DON'T MISS OUT.

## COMMUNAL ENTRANCE HALL

Door into communal entrance hall with stairs to second floor leading to front door of apartment.

## ENTRANCE HALL

Carpeted flooring, Adax electric convector heater Wi Fi controlled, Storage cupboard, cloak cupboard, airing cupboard with water cylinder, doors to bedrooms, kitchen, lounge/dining and cloakroom.

## BEDROOM 1

15' 11" x 10' 8" (4.85m x 3.25m) Carpeted flooring, double glazed window to front aspect, 2 door built in wardrobe, electric Adax convector heater Wi Fi controlled.

## BEDROOM 2

13' 5" x 8' 7" (4.09m x 2.62m) Carpeted flooring, double glazed window to rear aspect, electric Adax convector heater Wi Fi controlled.

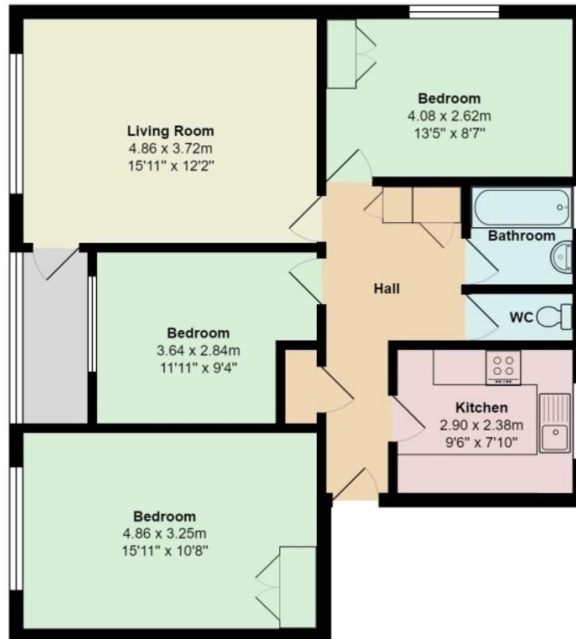
## BEDROOM 3

11' 11" x 9' 4" (3.63m x 2.84m) Carpeted flooring, double glazed window to front aspect, 2 door built in wardrobe, electric Adax convector heater Wi Fi controlled.

## LOUNGE/ DINIG

15' 11" x 12' 2" (4.85m x 3.71m) Carpeted flooring, double glazed window to side aspect, door out to balcony ideal for table and chairs.





Total Area: 82.6 m<sup>2</sup> ... 889 ft<sup>2</sup>

All measurements are approximate and for display purposes only

### KITCHEN

9' 1" x 7' 10" (2.77m x 2.39m) Comprising eye level and matching base units with roll edge work tops, 4 ring electric hob and oven, inset sink with pull down extendable hot & cold tap, plumbing for washing machine, space for fridge/freezer, vinyl floor covering, double glazed window to rear aspect.

### BATHROOM

Comprises hand basin and bath with electric shower over tiled splash backs, vinyl floor covering, double glazed window to rear aspect.

### CLOAK ROOM

Low level WC, vinyl floor covering, double glazed window to rear aspect.

### GA R A G E

16' 10" x 7' 9" (5.13m x 2.36m) Garage number 12, up & over roller door.

### OUTSIDE STORAGE CUPBOARD

Storage cupboard number 17.

### COUNCIL

Ipswich Borough Council  
Council Tax Band (B) £1,753.15

### SERVICES

We understand all mains services are connected (Except Gas)

### NEAREST SCHOOLS

Dale Hall CP Primary School & Northgate High School.

### LEASE DETAILS

Length of lease remaining 96 years  
Service charge £732.52 P.A.  
Ground Rent £30.00 P.A.

### 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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|---|---------------|---------------------|--------------------------|
| Flat<br>Henley Court<br>Henley Road<br>IPSWICH<br>IP1 3SD | Energy rating | Valid until:        | 25 August 2030           |
|   | <b>D</b>      | Certificate number: | 8000-6328-4660-0436-2226 |



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

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