



Flat, 136 London Road, Ipswich, IP1 2HQ

Guide Price £140,000 Share of Freehold

**ipswich &
suffolk** estate
agents
Part of the Your Ipswich Group

Flat, 136 London Road, Ipswich, IP1 2HQ

Your Ipswich presents to the market this ground floor 2 bedroom apartment. The property is situated close to Ipswich town centre. Convenient to local schools and amenities. The property benefits from 1/3 Share of the Freehold, communal gardens and parking at the front. 162 Years remaining.

ENTRANCE HALL

Front entrance door, mosaic tiled flooring, decorative coving and picture rail, radiator and doors to:

SITTING & DINING

14' 8" x 12' 9" approx. (4.47m x 3.89m) Sash bay window to front aspect, wood style flooring, feature fireplace surround, TV point, radiator and door to kitchen.

KITCHEN

9' 8" x 8' 8" approx. (2.95m x 2.64m) Kitchen comprises of base and eye level cupboards with roll top worktops, 1 ½ sink drainer, integrated oven, hob and extractor hood, plumbing for washing machine, space for fridge/freezer, gas boiler, tiled flooring pantry and window to rear aspect.

BEDROOM ONE

12' 5" x 8' 9" approx. (3.78m x 2.67m) Window to front aspect, built in wardrobes and radiator.

BEDROOM TWO

11' 1" x 7' 1" approx. (3.38m x 2.16m) Window to rear aspect, built in wardrobes and radiator.

BATHROOM

Panel bath with shower over and glass screen, vanity unit with hand wash basin, W.C, heated towel rail, tiled flooring, extractor and walls half tiled.

OUTSIDE

Front Garden open with shingle for parking, steps up to the front door. Rear garden laid to lawn and fence enclosed.



LEASE DETAILS

162 years remaining

1/3 share of the freehold

No service charge

Buildings Insurance £200 PA (2025-2026).

IPSWICH BOROUGH COUNCIL

Tax band A - Approximately £1,572.36 PA (2025-2026)

NEAREST SCHOOLS (.GOV ONLINE)

Handford Hall primary and Westbourne Academy secondary.

DIRECTIONS

Leaving Ipswich town centre, head north-west on St Matthew's St/A1156, at the roundabout, take the 1st exit onto Civic Dr/A1022, at the roundabout, take the 3rd exit onto Handford Rd/A1071, turn right onto London Rd, the destination will be on the left.

BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

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 the Digital Markets, Competition and Consumer Act 2024 (DMCC), 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

Energy performance certificate (EPC)			
Fiat 136 London Road Ipswich IP1 2HQ	Energy rating C	Valid until:	13 December 2030
		Certificate number:	2211-1942-4241-1343-2933
Property type		Mid-floor flat	
Total floor area		72 square metres	



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

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