



36 Worsdell Close, Ipswich, IP2 8GR

Guide Price: £130,000 Leasehold

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

36 Worsdell Close, Ipswich, Suffolk, IP2 8GR.

NO ONWARD CHAIN - We are delighted to be offering for sale this beautiful 2 bedroom first floor apartment located to the south of Ipswich within walking distance to local shops, schools, town centre, waterfront and railway station. Communal entrance hall with carpeted stairs to all floors, entrance hall into apartment, lounge/dining with balcony for your early morning coffee, fitted kitchen including integrated fridge/freezer and washing machine, two double bedrooms and bathroom, further benefits include double glazing throughout, gas central heating allocated parking space, visitors parking front & rear.
EARLY INSPECTION RECOMMENDED.

COMMUNAL ENTRANCE HALL

Electric & gas meter cupboard, carpeted stairs leading to entrance hall on first floor.



ENTRANCE HALL

Door into entrance hall, radiator with cover, 2 storage cupboard, doors to lounge/dining, bedrooms and bathroom.



LOUNGE/DINER

17' 5" x 13' (5.31m x 3.96m)
Carpeted flooring, radiator, double glazed French doors out to balcony, opening to kitchen.

KITCHEN

9' 4" x 7' 6" (2.84m x 2.29m)
Modern fitted kitchen with eye level and matching base units with roll edge work tops, 4 ring gas hob with extractor over, electric oven, stainless steel sink and drainer with mixer tap, gas combi boiler in concealed wall unit, boiler serviced regularly, tiled floor.

BALCONY

Ideal for a small table and chairs.

BEDROOM 1

12' x 10' 6" (3.66m x 3.2m)
Carpeted flooring, radiator, double glazed window to rear aspect.

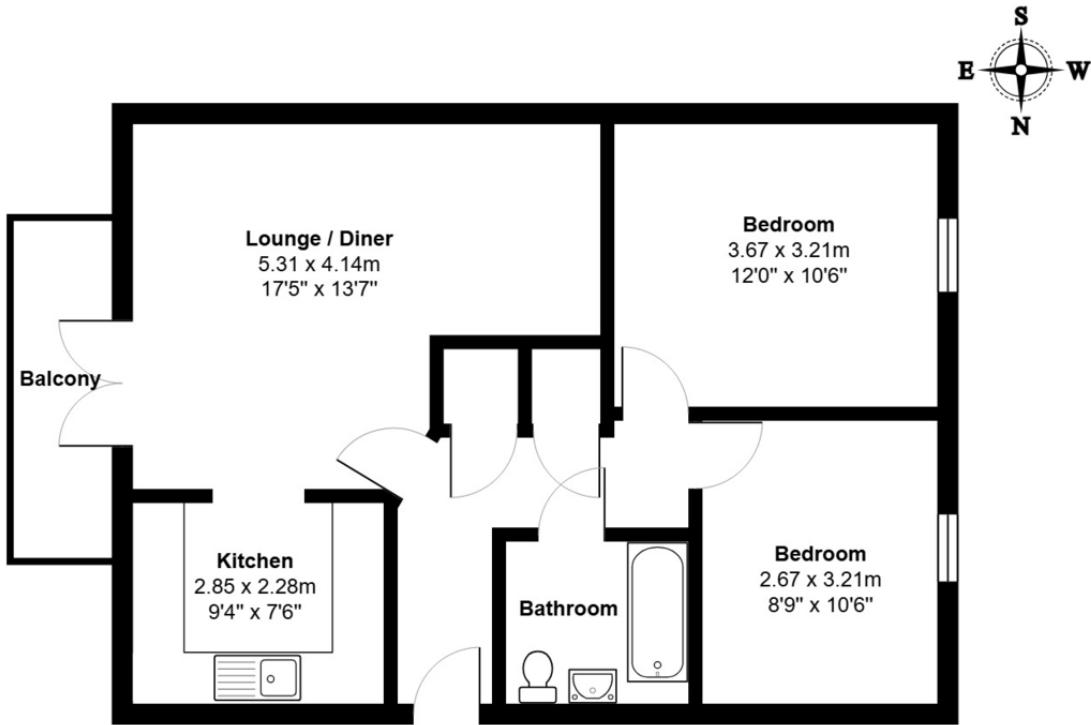
BEDROOM 2

10' 6" x 8' 9" (3.2m x 2.67m)
Carpeted flooring, radiator, double glazed window to rear aspect.

BATHROOM

Comprising low level WC, wash hand basin with storage under, bath with mixer shower attachment, extractor fan, chrome heated towel rail, vinyl floor covering.





Total Area: 60.1 m² ... 647 ft² (excluding balcony)

OUTSIDE

1 Allocated parking space to the rear, 3 visitor spaces to the front and 2 to the rear.

LEASE DETAILS

80 Years remaining on the lease.

Maintenance & service charge is £1,368.00 P.A.

Ground Rent £250.00 P.A.

Management company NRM LTD.

SERVICES

We understand all mains services are connected.

NEAREST SCHOOLS

Hillside Primary School & Stoke High School Ormiston Academy.

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 of £60 to £200.

AGENT'S STAMP DUTY NOTE

Please be advised that as of the 1st of April 2025, the government is changing the stamp duty and land tax structure on all residential purchases, which may affect the cost of stamp duty and land tax for your property purchase.

As of the 1st of April 2025, stamp duty and land tax will become due on all residential purchases of £125,000 or more. First time buyers will be required to pay stamp duty and land tax on all purchases of £300,000 or more.

If you are purchasing a second home, you will also be required to pay an additional 5% stamp duty and land tax.

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>

Energy performance certificate (EPC)

36 Worsdell Close IPSWICH IP2 8GR	Energy rating B	Valid until: 18 January 2036
Property type	Mid-floor flat	
Total floor area	60 square metres	



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

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