



Flat at Giles Court, 8 Rapier Street, Ipswich, IP2 8JS

Guide Price £95,000 Leasehold



ipswich & suffolk estate agents
Part of the Your Ipswich Group

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INTRODUCTION

CHAIN FREE - An excellent, two double bedroom third floor flat with balcony and remotely operated secure sheltered parking space, conveniently located within striking distance of the vibrant waterfront and town centre, and within a brisk walk of the main line to London train station, making it ideal for commuting. The accommodation is presented in very good order throughout and is of comfortable proportions briefly comprising; hallway with storage, open plan lounge-kitchen and dining room with fitted kitchen and French doors opening out to a railed balcony enjoying far reaching panoramic rooftop views with the Orwell Bridge in the distance, two double bedrooms, and a bathroom. The residence is accessed by well kept communal areas, stairwell and lift, there is also the benefit of a remote intercom entry system, surrounding resident communal amenity spaces and gardens. Furnishings are negotiable. Early viewing is highly recommended.

COMMUNAL ENTRANCE RECEPTION

Stairs and lift rising to third floor.

THIRD FLOOR LANDING

Door to inner lobby area accessing three flats, with private entrance to flat 6.

PRIVATE HALLWAY

Under floor heating, twin built-in double cupboards, one housing the hot water tank, wall mounted intercom entry system, wood effect flooring, doors to.

OPEN PLAN LOUNGE KITCHEN & DINING ROOM

18' 1" x 12' 9" approx. (5.51m x 3.89m) Double glazed French doors opening out to balcony, under floor heating, television, telephone and broadband points, fitted kitchen with a range of wood effect base and eye level fitted cupboard and drawer units, granite effect work surfaces, inset stainless steel sink drainer unit with flexi-mixer tap, built-in electric oven and grill with stainless steel extractor hood over, integrated fridge-freezer, under counter spaces for washing machine and slim-line dish washer, tiled splash backs, inset ceiling lights.

BALCONY

Railed and glazed enjoying far reaching panoramic rooftop views with the Orwell Bridge in the distance.

BEDROOM ONE

12' 8" x 9' approx. (3.86m x 2.74m) Double glazed window to side, under floor heating, television point.





BEDROOM TWO

18' 1" x 12' 9" approx. (5.51m x 3.89m) Double glazed window to side, under floor heating, inset ceiling lights.

BATHROOM

8' 7" x 5' approx. (2.62m x 1.52m) Under floor heating, chrome heated towel rail, panel bath with mixer tap and shower attachment, pedestal hand wash basin with mixer tap, low level WC, tiled splash backs, inset ceiling lights, shaver socket, extractor fan.

COMMUNAL AREAS

The residence is accessed by well kept communal areas, stairwell and lift, there is also the benefit of a remote intercom entry system, surrounding resident communal amenity spaces and gardens. The secure sheltered parking space is operated remotely by a fob and accessed by an electric up and over door. The allocated parking space is number 55.

LEASE DETAILS

Encore Estate Management

Lease Remaining - Approximately 98 years (2026). (120 year lease from January 2004).

Ground Rent - Approximately £300 PA (2026)

Service Charge - Approximately £3,900 PA (2026), which includes water rates and buildings insurance.

Car Parking - The allocated space is an additional £100 PA (2026)

IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,834.42 PA (2025-2026).

NEAREST SCHOOLS (.GOV ONLINE)

Hillside primary and Stoke High secondary.

DIRECTIONS

Leaving Ipswich town centre, head east on Grafton Way/A137, continue to follow A137, at the roundabout, take the 1st exit onto Bridge St/A137, continue to follow A137, at the roundabout, take the 3rd exit onto Hawes St/A137, go through 1 roundabout, at the roundabout, take the 2nd exit onto Rapier St, the destination will be on the right.

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

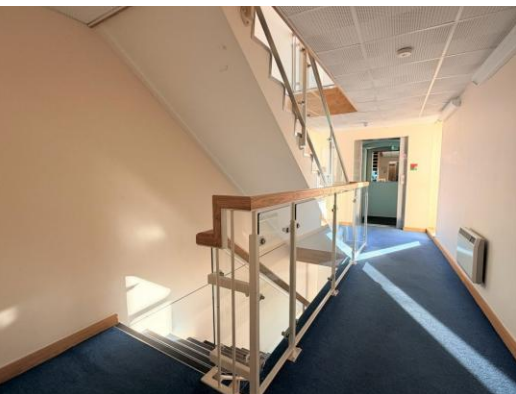
DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

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 of £60 to £200.

Energy performance certificate (EPC)

Flat 8 Rapier Street IPSWICH IP2 8JS	Energy rating B	Valid until:	11 October 2032
		Certificate number:	9221-3921-3200-7432-1204
Property type		Mid-floor flat	
Total floor area		55 square metres	



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

01473 289333
www.your-ipswich.co.uk

125 Dale Hall Lane, Ipswich, IP1 4LS
Email: sales@your-ipswich.co.uk



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Registered office: 125 Dale Hall Lane, Ipswich, IP1 4LS.