



11 Greenwich Court, St Orwell Quay, John Street, Ipswich, IP3 0AH

Guide Price £100,000 Leasehold

ipswich &
suffolk estate
agents
Part of the Your Ipswich Group

11 Greenwich Court, St Orwell Quay,

John Street, Ipswich, IP3 0AH

NO ONWARD CHAIN - Ipswich & Suffolk Estate Agents are pleased to be offering for sale this first floor apartment located on the vibrant Ipswich waterfront with easy access to local shops, bus service, T/C and railway station for mainline London Liverpool Street connections. Comprising communal entrance hall with lifts and stairs to all floors, door into entrance hall with storage cupboard, open plan lounge/dining, fitted kitchen, double bedroom with built in wardrobes and bathroom. The apartment benefits from double glazing throughout, electric heating and secure allocated parking. Ideal for FTB or INVESTMENT.



COMMUNAL ENTRANCE

Stairs and lifts to all floors, hallway to front door.

ENTRANCE HALL

Carpeted flooring, electric heating, entry hall, walk in airing cupboard with carpeted flooring. doors to bedroom living room and bathroom.

LOUNGE

14' 6" x 11' 2" (4.42m x 3.4m) Carpeted flooring, double glazed window to front aspect, electric heater, opening into kitchen.



KITCHEN

11' 2" x 5' 7" (3.4m x 1.7m) Modern fitted kitchen comprising eye level and matching base units with work tops, 4 ring electric hob and oven with extractor hood over, stainless steel circular sink & drainer with mixer tap, integrated washing machine, space for fridge freezer, non slip flooring.

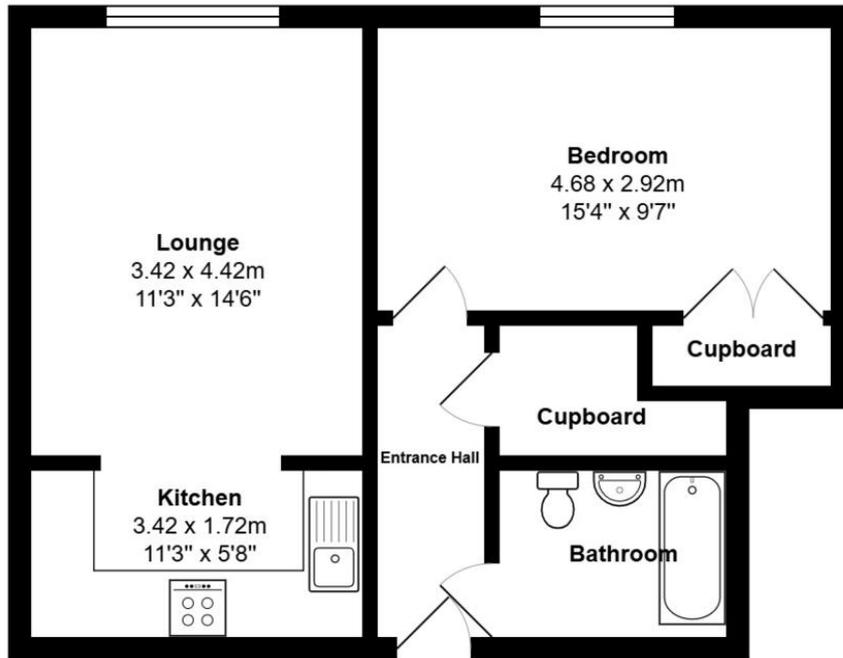
BEDROOM

15' 4" x 9' 7" (4.67m x 2.92m) Carpeted flooring, double glazed window to front aspect, 2 door built in wardrobe with hanging and shelving.

BATHROOM

Comprising low level WC, wash hand basin and bath with shower over, chrome heated towel rail, extractor fan, vinyl floor covering.





All measurements are approximate and for display purposes only

LEASE DETAILS

102 YEARS REMAINING.

SERVICE CHARGE £2,798.40p P.A.

GROUND RENT £150.00p P.A.

COUNCIL

Ipswich Borough Council, Tax Band B, £1,834.42p - 2025-2026.

NEAREST SCHOOLS

Cliff Lane Primary School & Copleston High School.

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)																																			
11 John Street IPSWICH IP3 0AH	Energy rating B	Valid until:	12 June 2032																																
		Certificate number:	8432-0126-2100-0967-7296																																
Property type	Mid-floor flat																																		
Total floor area	48 square metres																																		
Rules on letting this property																																			
Properties can be let if they have an energy rating from A to E.																																			
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).																																			
Energy rating and score																																			
This property's energy rating is B. It has the potential to be B.																																			
See how to improve this property's energy efficiency.																																			
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td>81 B</td> <td>86 B</td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B	81 B	86 B	69-80	C			55-68	D			39-54	E			21-38	F			1-20	G			<p>The graph shows this property's current and potential energy rating.</p> <p>Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>	
Score	Energy rating	Current	Potential																																
92+	A																																		
81-91	B	81 B	86 B																																
69-80	C																																		
55-68	D																																		
39-54	E																																		
21-38	F																																		
1-20	G																																		



**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



Ipswich & Suffolk Estate Agents (trading as Your Ipswich Ltd). Registered in England, Company No: 07815579 | VAT No: 150 7321 41.

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