



35 Stokebridge Maltings, Dock Street, Ipswich, IP2 8EU

Guide Price £85,000 Leasehold

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

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NO ONWARD CHAIN - Situated close to the vibrant Ipswich Waterfront close to bars and restaurants, a short walk into the town centre and Ipswich train station with connections to London Liverpool Street. A great opportunity for FTB's & investment. This ground floor apartment comprises: communal hallway leading to front door with entrance hall, open plan living/dining, kitchen, double bedroom and bathroom. CALL TO REGISTER YOUR INTEREST.

COMMUNAL HALLWAY

Door into apartment.

ENTRANCE HALL

Hard wood flooring, ceiling beam, doors to living room, bedroom and bathroom.

LIVING/ DINING

15' 6" x 11' 1" (4.72m x 3.38m) Carpeted living/dining, ceiling beams, wood framed sealed window to front aspect, electric heater, opening into kitchen.

KITCHEN

11' 1" x 6' 7" (3.38m x 2.01m) Comprising matching wall & base units with roll edge work tops, electric cooker, ceiling beams, plumbing for washing machine, space for fridge/freezer, hard wood flooring.

BEDROOM

12' 1" x 9' 11" (3.68m x 3.02m) Carpeted flooring, ceiling beams, wood framed sealed unit window to front aspect, electric heater.

BATHROOM

Comprising low level WC, wash hand basin and bath with electric shower over, extractor fan, ceiling fan, tiled flooring and storage cupboard.

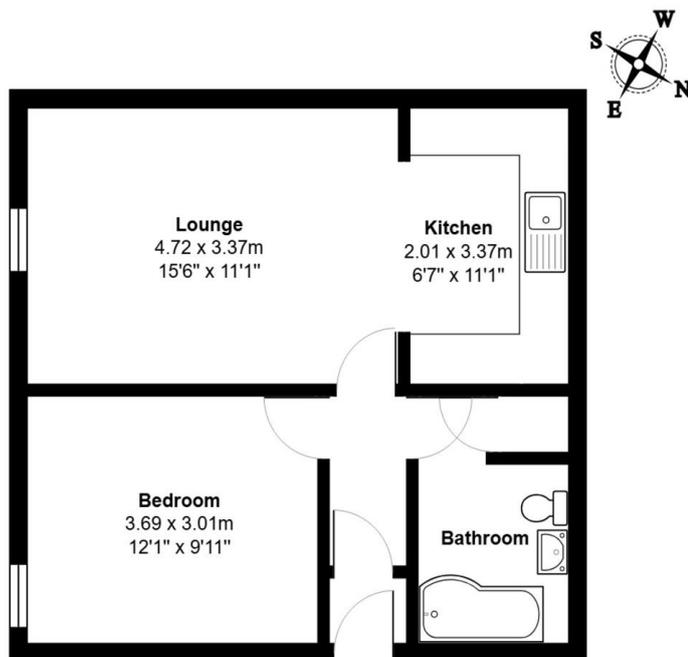
LEASE DETAILS

120 years remaining.

Service charge £1,911.92 P.A.

Ground rent £80.00 P.A.





SERVICES

We understand all mains services are connected (EXCEPT FOR GAS).

COUNCIL TAX

Ipswich Borough Council, Tax Band A - £1,572.36p (2025-2026).

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.

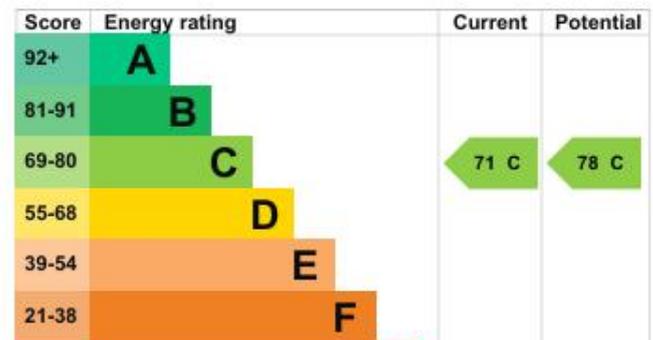
BROADBAND & MOBILE PHONE COVERAGE

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>



**VIEWING STRICTLY BY APPOINTMENT
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