



Flat 117, 1 Coprolite Street, Ipswich, IP3 0BL

Guide Price £177,500 Leasehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

Flat 117, 1 Coprolite Street, Ipswich, IP3 0BL

NO ONWARD CHAIN - Ipswich & Suffolk are delighted to be offering for sale this 2 bedroom first floor apartment in the heart of the Vibrant Ipswich water front close to local bars and restaurants, town centre and Ipswich railway station with connections to London Liverpool Street. Communal lobby with lifts to all floors, door into the apartment comprising entrance hall, lounge/dining, kitchen with integrated fridge/freezer and washing machine, 2 double bedrooms master with en-suite plus bathroom, under floor heating throughout, allocated parking space on the ground floor. CALL TODAY TO BOOK YOUR APPOINTMENT.



COMMUNAL LOBBY

Seating area, lift and stairs to all floors, carpeted hallway to apartment.

ENTRANCE HALL

Hardwood under floor heating, airing cupboard housing hot water cylinder (pressurised) doors to lounge/dining, kitchen, bedrooms and bathroom.

LOUNGE/ DINING

16' 3" x 13' 1" (4.95m x 3.99m) Hardwood under floor heating, double glazed sliding door with marina views.



KITCHEN

11' 2" x 7' (3.4m x 2.13m) Modern fitted eye level and matching base units with roll edge work tops, 4 ring electric hob with extractor over, electric oven, integrated fridge/freezer and washing machine, tiled flooring with under floor heating,

BEDROOM 1

16' 7" max x 10' 7" max (5.05m x 3.23m) Hard wood under floor heating, double glazed window to rear aspect, 2 door built in cupboard, door into en-suite.



EN-SUITE

Comprising low level WC, wash hand basin with storage under, shower cubicle, extractor fan tiled flooring with under floor heating, chrome heated towel rail.

AWAITING FLOOR PLANS

BATHROOM

Low level WC, wash hand basin with storage under, bath, extractor fan, tiled floor with under floor heating, chrome heated towel rail.

PARKING

Located under cover on the ground floor, car space 117 on the shuffle system.

COMMUNAL GARDENS

Located on the top floor.

SERVICES

We understand water, sewage and electricity are connected (No Gas).

COUNCIL

Ipswich Borough Council, Tax Band C - £2,096.48p.

NEAREST SCHOOLS

St Helens 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)

Flat 117 1 Coprolite Street IPSWICH IP3 0BL	Energy rating <div style="font-size: 2em; font-weight: bold; text-align: center;">C</div>	Valid until: 21 October 2033 <hr/> Certificate number: 9207-0200-6207-7980-3910
Property type	Ground-floor flat	
Total floor area	72 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60



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

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