

20F Park Road, Ipswich, IP1 3SU



2 bedrooms,
1 reception room
Shower room
Allocated parking space

Leasehold

Guide Price

£178,000

Subject to contract

No onward chain

Some details

General information

Set within a prime residential area to the north side of the town, backing onto Christchurch Park, is this two double bedroom ground floor maisonette which is offered with no onward chain. The maisonette has views across and use of a south facing communal grounds that approach 0.6 of an acre, allocated parking. There are 10ft.7in ceiling height in most of the rooms, electric heating and a modern kitchen and shower room

The accommodation is accessed via the entrance hall which has a feature curved glass wall and parquet flooring. The sitting room has a south facing aspect with a wooden floor, sash window and feature fireplace. The kitchen has a range of base units, wall cupboards, work tops and drawers. There is a double glazed window to the side, integrated hob, double oven and fridge.

Bedroom one has built-in wardrobes, a sash window to the front. Bedroom two is also a double bedroom with built-in cupboard, double glazed window and wooden floor. The shower room has a double glazed window, shower and basin. There is a separate WC.

Entrance hall

Sitting room

14' 1" x 11' 10" (4.29m x 3.61m)

Kitchen

7' 7" x 6' 1" (2.31m x 1.85m)

Bedroom one

12' x 10' 5" to front of wardrobes (3.66m x 3.18m)

Bedroom two

11' 11" x 9' 3" (3.63m x 2.82m)

Shower room

8' 2" x 4' 4" (2.49m x 1.32m)

WC

To find out more or book a viewing

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The outside

The block is recessed from the road via an in/out driveway which is laid to shingle. There is an allocated parking space. To the rear there is a large communal garden which is approaching 0.6 of an acre and backs onto Christchurch Park. This is predominantly laid to lawn.

Where?

Park Road lies on the northern side of Ipswich adjacent to the northern park gate entrance. Christchurch Park itself has 85 acres of parkland, tennis courts and arboretum, short stroll through which takes you to the town centre with its excellent range of shopping facilities, restaurants and bars

Important information

Council Tax Band – B. Services - We understand that mains water, drainage and electricity are connected.

Tenure – Leasehold. EPC rating - F

Lease information

Length of lease: 999 years from 29th December 2015
Ground Rent: Peppercorn. Service Charge: £2256 pa

Agents note

Any intending viewers or purchasers are advised of the following: An EWS1 form (External Wall Survey) may be recommended for certain apartment buildings dependant on issues such as the height of the structure, the positioning of balconies and composition of any external cladding. Fenn Wright have not undertaken any such assessment in respect of this particular property and this note has been added to all flats being offered for sale throughout our business as appropriate general guidance. We recommend that potential purchasers seek advice from their solicitor and an independent Chartered Surveyor before committing to a purchase.

Directions

Leaving Ipswich in a northerly direction along Henley Road proceed until reaching the turning for Park Road which can be found on the right. Proceed along Park Road passing the entrance to Christchurch Park on the right, the block can then be found a short distance after on the right hand side.

