

18 Padua House, St. Marys Road, Ipswich, IP4 4SD



1 bedroom
1 reception room
1 bathroom

Leasehold

Guide Price

£120,000

Subject to contract

No onward chain

Some details

General information

Situated on the sought-after St. Mary's developments on the east side of Ipswich is this modern one bedroom second floor apartment. The property is offered with no onward chain and has electric heating, double glazing and allocated parking.

The property is accessed via a communal hallway with a door that leads into a reception hall with doors off to all rooms and an airing cupboard. The sitting room has laminate flooring and window to the rear with an opening to the kitchen which has a range of base and eye level units, work surfaces and sink, integrated oven and hob along with a washing machine and fridge/freezer.

Adjacent to the sitting room is the double bedroom which also has a window to the rear and a good size built-in wardrobe. The bathroom has a mosaic-style tiled floor and a white suite of basin, bath and WC.

Sitting room

18' 7" x 9' 7" max (5.66m x 2.92m)

Kitchen

8' 7" x 6' 11" (2.62m x 2.11m)

Bedroom

15' 6" x 9' 9" (4.72m x 2.97m)

Bathroom

7' x 5' 10" (2.13m x 1.78m)

Agents note

The vendor informs he will be leaving the double bed frame along with the kitchen table and four chairs.

The outside

There is an allocated parking space to the side of the building.

To find out more or book a viewing

01473 232 700

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Where?

St Mary's Road is situated on the east side of Ipswich and is a sought-after development. The property provides excellent links to the town centre and waterfront, both with a range of restaurants, shopping facilities, coffee houses and bars. For the commuter Ipswich mainline railway station is also easily accessed.

Important information

Council Tax Band - B

Services - We understand that mains water, drainage and electricity are connected to the property.

Tenure - Leasehold

EPC rating - B

Lease information

Length of lease: 125 years (From 1.1.2002)

Services charges: £1,433 per annum inclusive of building insurance

Ground rent: £100 per annum

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

Head across town in an easterly direction along Crown Street joining Woodbridge Road and remain in the left hand lane. Continue up the hill proceeding for some distance and upon reaching the mini roundabout with the Co-op on the left turn right into St. Mary's Road. Follow the road to the end of the cul-of-sac and directly in front of you will be Padua House.

