

## **Coytes Gardens, Ipswich, Suffolk, IP1 1PS**

**Guide Price: £90,000 to £100,000**



- Heart of Ipswich Town Centre
- Top Floor Apartment
- Two Good Size Double Bedrooms
- 18ft Living Room
- Spacious Accommodation
- Gas Central Heating

Situated in the heart of Ipswich town centre lies this nicely presented and spacious two bedroom top floor apartment which benefits from gas central heating. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, 18ft living room, kitchen, two good size double bedrooms, and bathroom.

**Leasehold information:**

Lease – 125 years from 1.10.2004

Ground rent - £100 per annum

Service charge - £2165 per annum (For the last 12 months)

The county town of Ipswich offers a range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park, recreational facilities, and mainline railway station providing direct links to London Liverpool Street Station. The vibrant waterfront has undergone an extensive rebuilding and gentrification programme and now boasts some fashionable bars and restaurants, together with the University of Suffolk.

Council tax band: B



Total area: approx. 63.9 sq. metres (687.5 sq. feet)

Although every attempt has been made to ensure the accuracy of this floorplan measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. Plan produced using PlanUp.

**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	