

Imperial Court, 35 Stevenson Road, Ipswich, IP1 2FF

Asking Price: £240,000



- Exclusive Ground Floor Luxury Apartment
- Two Double Bedrooms
- Large Open Plan Living Space
- High Specification Kitchen With Integrated Appliances
- Contemporary En-Suite & Bathroom
- Private Courtyard Garden
- Two Enclosed Electric Gated Allocated Parking Spaces

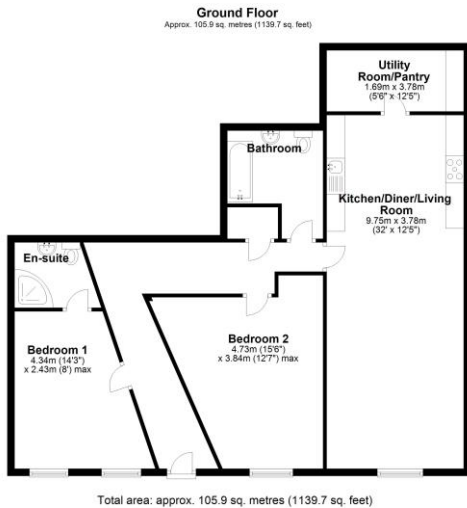
This recently converted two bedroom ground floor apartment is located within Imperial Court, an exclusive development of 15 luxury apartments located within Ipswich's historic town centre. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, master bedroom with en-suite shower room, one further double bedroom, bathroom, open plan kitchen / dining / living room and utility room / pantry. The apartment benefits from having the remainder of a ten year LABC certificate along with two secure allocated parking spaces accessed by electric iron gates.

The kitchen is to a high specification and include a stainless steel oven, hob and extractor hood, integrated fridge and also an integrated washing machine. Imperial Court is the perfect option for a working professional looking to upsize, an excellent opportunity for an investor landlord or makes the ideal first time purchase.

This high specification apartment is perfectly positioned; being only a short walk to many of the town's highlights including Wolsey Theatre, numerous shops and boutiques, bistros, cinemas, parks and the lively Ipswich Marina. The development is also closely situated within walking distance to Ipswich Train Station which is on a main line railway link to London Liverpool Street Station.

Please note the following information:-
 Lease: 125 years from 30.5.2016
 Ground rent: £300 Per Annum
 Service charge: £1800 Approx. Per Annum

Council Tax Band: B



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		
(55-68)	D		
(39-54)	E	45	45
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	