

Stokebridge Maltings, Dock Street, Ipswich, IP2 8EU

Offers In Excess Of: £135,000



- No Onward Chain
- Waterfront Location
- Balcony with Views Across River
- Second Floor Apartment
- Two Bedrooms
- One Allocated Parking Space

Beautifully located on the waterfront in Ipswich and adjacent to Stoke Bridge, lies this two bedroom second floor apartment which comes with a balcony overlooking the River Orwell, one allocated parking space, and is being sold with no onward chain. The accommodation on offer comprises entrance hall, lounge with balcony offering views across the River Orwell, kitchen, two bedrooms, and bathroom.

LEASE INFORMATION:-

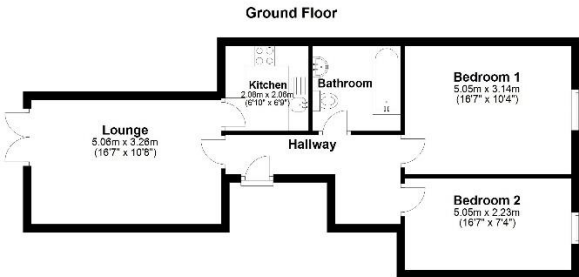
Service charge (to June 2023): £2,069

Ground rent: n/a

Lease: 153 years remaining

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 Suffolk.

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	80	83
(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