

16B Alan Road, Ipswich, Suffolk, IP3 8EQ

Guide Price: £60,000 to £70,000



- Leasehold
- First Floor Apartment
- One Double Bedroom
- Walking Distance to Hollywells Park & Waterfront
- Open Plan Lounge/ Kitchen
- Access to Communal Shed & Garden
- Ideal First time Home or Investment Purchase

Situated towards the south east side of Ipswich within walking distance of Hollywells park and waterfront lies this nicely presented one bedroom first floor apartment. The property would make an ideal first time home or investment purchase. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, one double bedroom, open plan lounge / kitchen, and a bathroom.

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 with a journey time of approximately 1hr 15mins. 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: A
EPC Rating: C

Lease information-
Service charge -£59.37 Weekly
Maintenance charge - £308.72 (Per Annum)
Lease -



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	80
(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 		