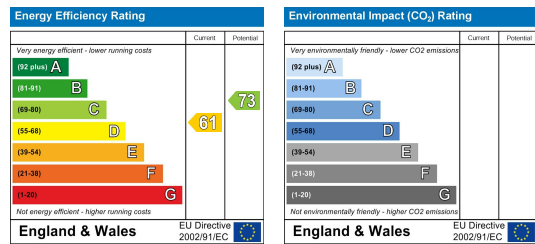


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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129 Star Lane, Ipswich IP4 1JF

£155,000

HAMILTON SMITH IPSWICH are pleased to offer for sale this 2 DOUBLE BEDROOM maisonette arranged over 2 floors situated close to the town and marina. Benefits from OFF ROAD PARKING & NO CHAIN and now needs some updating. The ground floor has a hallway, cloakroom, lounge/diner, kitchen and on the 1st floor you have a useful landing, 2 double bedrooms and a bathroom. With double glazed windows, electric heating, allocated off road parking and communal gardens. LEASEHOLD



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Apartment 37, 129 Star Lane, Ipswich, Suffolk, IP4 1JF

Ipswich

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping malls, shops, restaurants, bars, a multi screen cinema, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration project providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

PERSONAL DOOR TO...

HALLWAY:

Doors off...

CLOAKROOM:

W.C, wash basin.

LOUNGE/DINER: 17'4" x 12'9" (5.3 x 3.9)

Double glazed doors to rear and electric heaters.

KITCHEN: 9'6" x 9'2" (2.9 x 2.8)

Double glazed window to side, range of wall and base units, work tops, drawers and space for appliances.

1st FLOOR LANDING:

Doors off, skylight, airing cupboard with hot water tank.

BATHROOM:

Bath with mixer shower tap, hand wash basin, W.C, extractor and electric heated towel rail.

BEDROOM ONE: 12'9" x 11'9" (3.9 x 3.6)

Double glazed window, fitted wardrobes and electric heater.

BEDROOM TWO: 12'9" x 7'10" (3.9 x 2.4)

Double glazed window to side, cupboard and electric heater.

OUTSIDE:

There is a communal garden area. One allocated parking space.

USEFUL INFORMATION LEASEHOLD:

The vendors have informed us that the Ground Rent is £125 per year and service charge is £1,490 per year. Long lease 999 years from 2003

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

Please check current COVID-19 guidelines.

