



122 Compair Crescent, Ipswich IP2 0EJ £120,000

HAMILTON SMITH IPSWICH are pleased to offer for sale this TWO BEDROOM ground floor apartment located close to the Town Centre and railway station, benefiting from an OPEN PLAN KITCHEN/LIVING SPACE, gas central heating, outside patio area and off road parking. The property is ideal for a first time buyer and has no onward chain. The property can be bought at a 40% share for £48,000 leasehold - ask for details.



122 Compair Crescent, Ipswich, Suffolk, IP2 0EJ

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 centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

FRONT DOOR TO...

ENTRANCE HALLWAY: Entry system, airing cupboard housing heater, storage cupboard and doors to..

OPEN PLAN LOUNGE/KITCHEN:

LOUNGE: 18'8" x 14'8" (5.69m x 4.47m) Open plan with double glazed patio doors to a patio area, radiator, door to hall, opens to kitchen.

KITCHEN: Double glazed window to rear, sink and drainer, wall and base units, drawers, electric hob and oven, extractor hood, combi boiler fitted Dec 2019, space for appliances.

BATHROOM: Bath with shower over, glass screen, low level w/c, hand wash basin, extractor fan and radiator.

BEDROOM ONE: 12'1" x 9'6" (3.68m x 2.90m) Double glazed window to front and radiator.

BEDROOM TWO: 7'10" x 9'10" (2.39m x 3.00m) Double glazed window to front and radiator.

OUTSIDE: There is a private patio area off the lounge and a parking space.

IPSWICH OFFICE:

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

USEFUL INFORMATION LEASEHOLD:

The vendors have informed us that the council tax band is B and the property is on a water meter and included in the the service charge. The Service charge includes ground rent and water rates £149.26 paid monthly buying a 100% of the property. On buying 40% share a monthly rent to Eastlight of £127.54 is payable plus the service charge. Length of lease is 125 years from April 1st 2009

