



Yeoman Close, Ipswich IP1 2QB

welcome to

Yeoman Close, Ipswich

****NO ONWARD CHAIN****Two bedroom apartment with one reception room, two bathrooms, three balconies and allocated parking for one vehicle. Yeoman Close also provides lift access.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Agents Notes:

*The Service Charge on this property is subject to review.

*This property may not be suitable for all lenders, subject to lender approval following a legal review of the lease.

Location

Based in South Western Ipswich, Yeoman Close is situated beside the River Gipping in an area that is a primarily residential with two business parks close at hand, which offer a variety of food and retail shopping choices. The town of Ipswich is ideally located for the commuter, with both the A12 and A14 close at hand providing links to Colchester, Felixstowe and Bury St Edmunds; and a manned train station which runs a regular service to London Liverpool Street and Lowestoft. It boasts a large hospital; a prosperous town centre which supports both chain stores and independent boutiques, including two indoor shopping centres; restaurant, cafe and takeaways offering a variety of different cuisines; schools and academies; theatres and cinemas; swimming pools and gyms; and open parks and green spaces.

Entrance Hall

13' 1" x 9' 3" max (3.99m x 2.82m max)
Large entrance hall with wood effect flooring throughout, a radiator, an entry phone system and a large airing cupboard with additional shelving.

Lounge

19' 4" x 20' 2" max (5.89m x 6.15m max)
This bright, airy open plan room boasts double glazed windows to the side and front, patio doors leading to two balconies, wood effect flooring throughout, a range of eye and base level units in cream with wood effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, an integrated oven with electric hob and extractor hood, integrated dishwasher, integrated fridge/freezer, space for washing machine, tiled splashback, spotlights, wall hung lights, ample space for table and chairs in the kitchen area and a TV point to the lounge.

North Balcony

42' 5" x 4' 4" (12.93m x 1.32m)

The large north facing balcony offers views over the river, ample space for table and chairs, deck flooring and a steel balustrade.

North East Balcony

11' 8" x 3' (3.56m x 0.91m)

The North East balcony features deck flooring and a steel balustrade.

Bathroom

5' 7" x 7' 4" (1.70m x 2.24m)

Wood effect flooring throughout, an extractor fan, a shaver point, a low level WC, a pedestal wash hand basin, a bath with overhead shower, part tiled walls, an electric radiator and spotlights.

Master Bedroom

18' 11" x 11' 2" max (5.77m x 3.40m max)

Double glazed windows to the side and rear, a door to additional balcony, wood effect flooring, an electric radiator and a double built in wardrobe.

En Suite

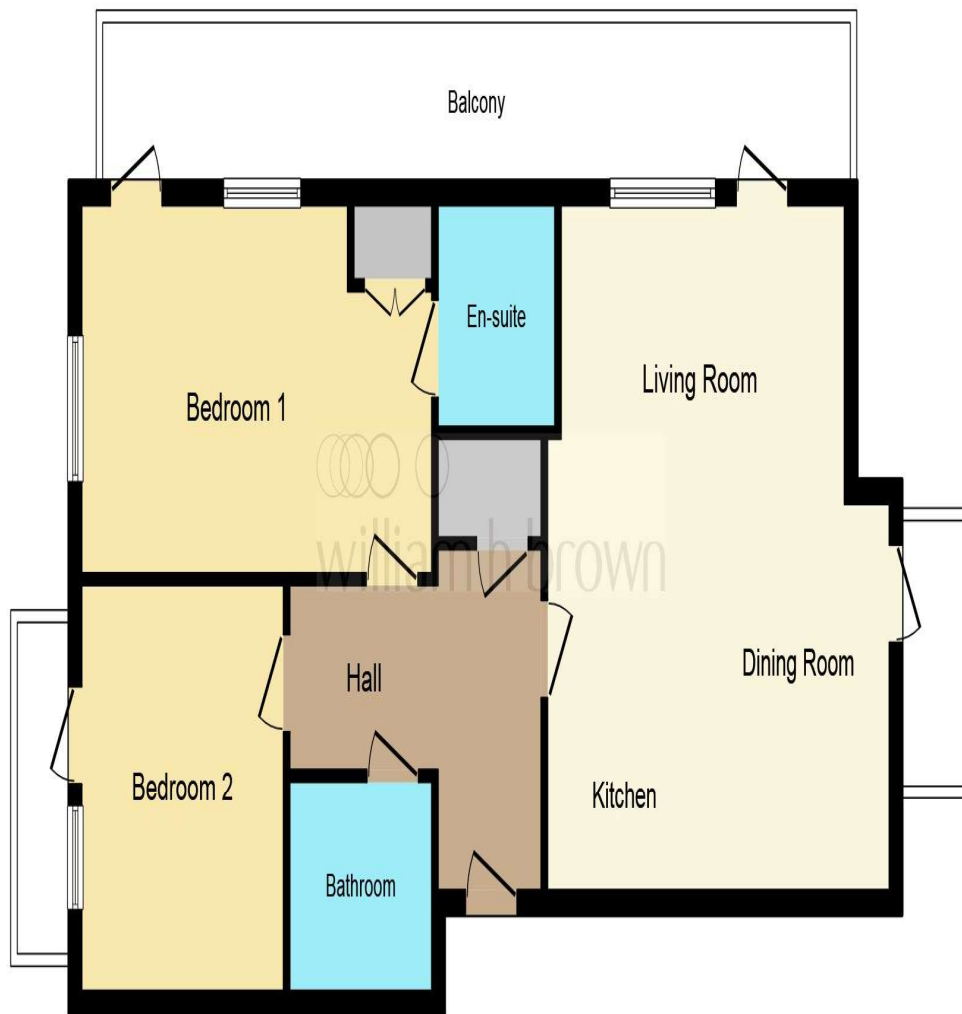
6' 1" x 6' 8" (1.85m x 2.03m)

Half tiled walls, wood effect flooring, a low level WC, a pedestal wash hand basin, a double shower with glass enclosure, tiled splashback, an electric radiator, extractor fan, spot lights and a shaver point.

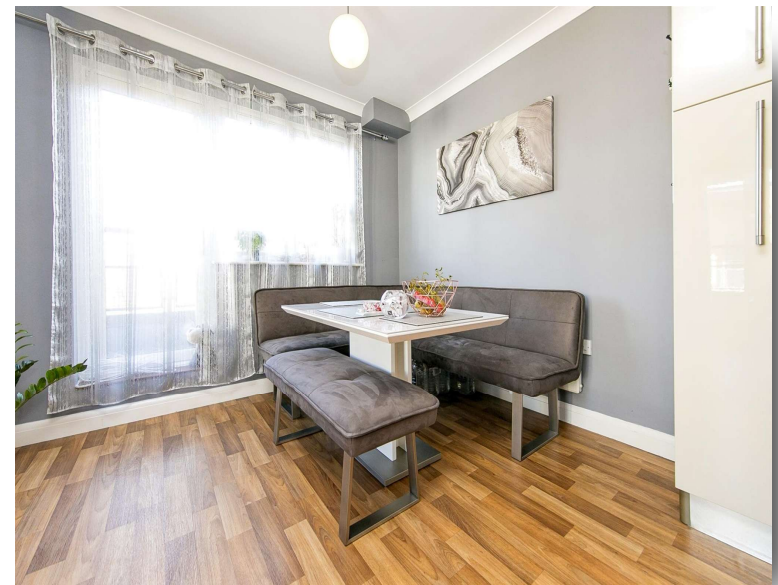
Bedroom Two

11' 3" x 11' 8" (3.43m x 3.56m)

This room is currently being used as a spacious home office and boasts a double glazed window to the rear, a door to the South East balcony with direct river views, wood effect flooring and a TV point.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to Yeoman Close, Ipswich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain
- Penthouse apartment with three balconies

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 4400.00
Ground Rent: 500.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

guide price

£110,000



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Property Ref:
IPS121903 - 0004

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