



2 bed apartment to buy in IP2

Gaskell Place, Ipswich, Suffolk, IP2 0EL

£80,000 Starting Bid

 x 2  x 2  x 1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts' available
- ✓ Two double bedrooms
- ✓ Two bathrooms
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
midlands@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

Pattinson Auction in connection with BELVOIR! Are pleased to bring to the market this two bedroom ground floor apartment, situated to the South West side of Ipswich within walking distance of the town centre and train station and with easy access to the A12/A14. The property benefits from having a spacious hall way, open plan lounge/kitchen, two double bedrooms and two bathrooms. The property benefits from having gas fired central heating, parking and comes with No Onward Chain.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. Please be aware that any inquiry, bid or viewing of the subject property will require your details to be shared between both the marketing agent and The Auctioneer in order that all matters can be dealt with effectively. This auction lot is being sold either by, conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via The Auctioneers or the Marketing Agents website.

Auctioneers Additional Comments

Your details may be shared with additional service providers via the marketing agent and/or The Auctioneer. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification and identity process in accordance with Anti Money Laundering procedures.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit of 5% of the purchase price of the lot subject to any special conditions detailed in the legal pack. The deposit will be a contribution to the purchase price. A non-refundable reservation fee may also be payable upon agreement of sale (Details of which can be obtained from the auctioneers website). The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe it necessary or beneficial to the customer to pass your details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 106

Annual Ground Rent Amount: £255.00

Annual Service Charge Amount: £2,259.00

Price: Starting Bid £80,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Accommodation:

Entrance hall with telephone entry system, laminate flooring, fitted cupboard.

Lounge/kitchen

4.65m x 3.77m (15'3" x 12'4")

Lounge area has carpet and double glazed windows to front and side access, radiator. Kitchen area has range of cupboards, drawers and wall cupboards, work tops, fitted cooker, hob and extractor, space for fridge/freezer, space for washing machine, one and half single drainer sink unit, fitted cooker, double glazed window.

Bedroom One

3.69m x 3.42m (12'1" x 11'2")

Double glazed windows to front aspect, radiator.

En-suite with walk in shower cubicle, concealed WC and wash basin, extractor fan.

Bedroom Two

4.55m x 2.39m (14'11" x 7'10")

Double glazed window, radiator.

Bathroom

2.29m x 1.71m (7'6" x 5'7")

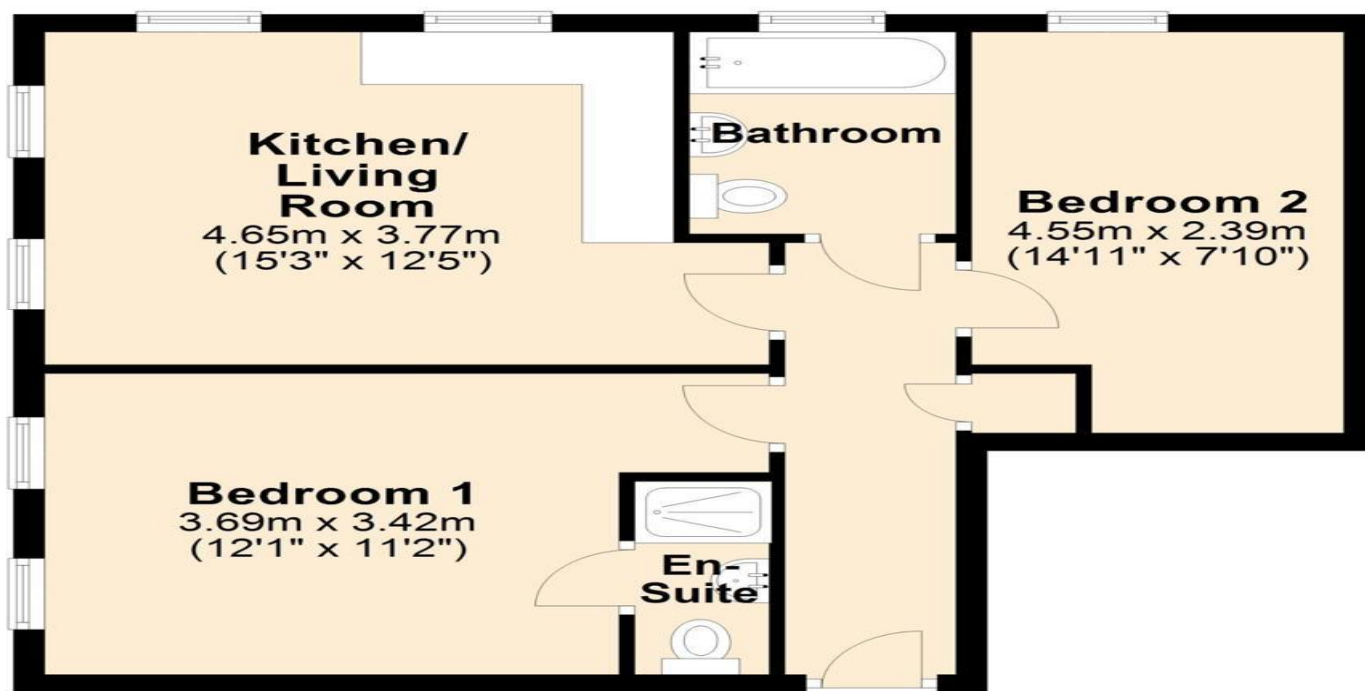
Panelled bath with shower over, concealed WC, and wash basin, double glazed window, radiator, extractor fan.

Outside:

The owner informs us that there is private parking.

Ground Floor

Approx. 53.8 sq. metres (579.5 sq. feet)



Total area: approx. 53.8 sq. metres (579.5 sq. feet)
For illustration purposes only - not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	81	81
(69-80) C		
(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

Gaskell Place, Ipswich, Suffolk, IP2 0EL

Contact your local branch today for more information on this property:

Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465,
midlands@pattinson.co.uk, www.pattinson.co.uk

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