



1 bed retirement property to buy

Handford Road, Ipswich, ., IP1 2GD

£60,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ McCarthy and Stone Retirement Development
- ✓ The development is geared to Retirement Living with 24/7 on site staffing and assistance
- ✓ Spacious 25ft Lounge/diner
- ✓ EPC Rating B

Key Information

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

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 immaculate One bedroom first floor apartment located in the McCarthy and Stone Development, situated to the West side of Ipswich within walking distance of the town centre. The development was built in 2016 and offers 24/7 staffing and assistance geared to ages 70 and over. The fixture and fittings are made of very good quality throughout. The apartment offers an entrance hall with fitted storage, spacious lounge/diner, modern kitchen, modern bathroom and double bedroom with fitted wardrobes. Within the development there is a communal lounge and private gardens along with a large car park.

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.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: B

Tenure: Leasehold

Annual Ground Rent Amount: £435.00

Annual Service Charge Amount: £10,182.00

Price: Starting Bid £60,000

Property Type: Retirement property

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

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: Yes

Adaptations: Level access

Restrictions: Yes

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Entrance

Entrance hall with large walk in cupboard housing an upgraded boiler/water cylinder and fitted shelving, wall mounted emergency intercom.

Lounge/diner

7.80m x 3.28m (25'7" x 10'9")

Full length double glazed window to front aspect, electric fire, tv and phone points part glazed door leading to kitchen.

Kitchen

2.92m x 2.36m (9'6" x 7'8")

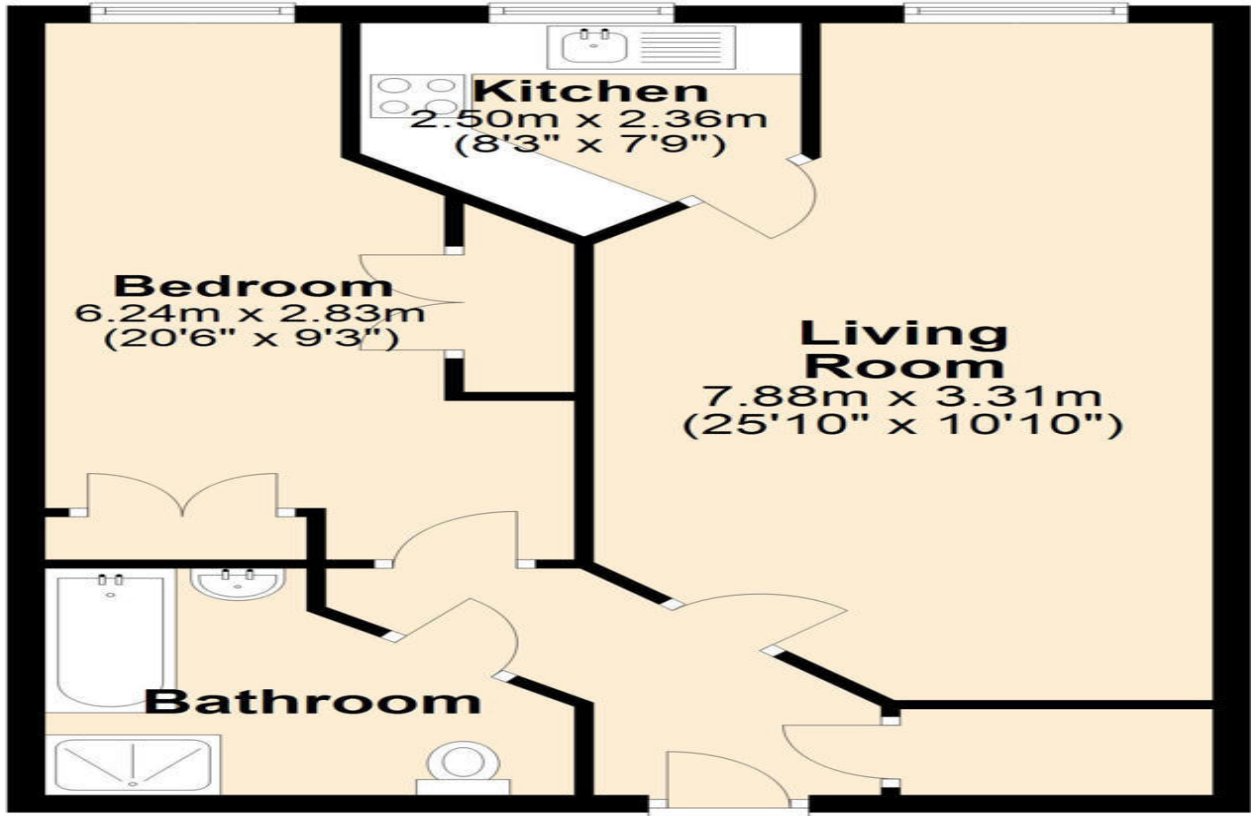
Range of cupboards, drawers and wall cupboards, one and half single drainer sink unit, ceramic hob with extractor hood, built in cooker, double glazed window. Benefits from new flooring/tiling and has been fitted with a very high output LED ceiling light. Kitchen window is operated by electronic wall switch.

Bedroom

Double glazed window, double and triple fitted mirror wardrobes.

Bathroom

Bathroom/Wet room with fully tiled walls, slip resistant safety flooring, walk in shower with curtain, panelled bath with support rail, vanity wash basin, low level WC.



Total area: approx. 56.0 sq. metres (602.3 sq. feet)
For illustration purposes only - not to scale

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	83	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>

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