



Shared Ownership £54,000
Angel Court, Angel Street, Ipswich, Suffolk



THE PROPERTY

Upon entering, the welcoming hallway provides access to all principal rooms and benefits from useful built-in storage. There is the spacious open-plan kitchen/living area, offering an excellent range of worktop and storage space together with integrated appliances including an oven, hob and extractor fan. The layout comfortably accommodates both lounge and dining furniture, making it ideal for modern living and entertaining alike. Large window and double doors opening onto a Juliet balcony allow for plenty of natural light, creating a bright and airy atmosphere throughout.

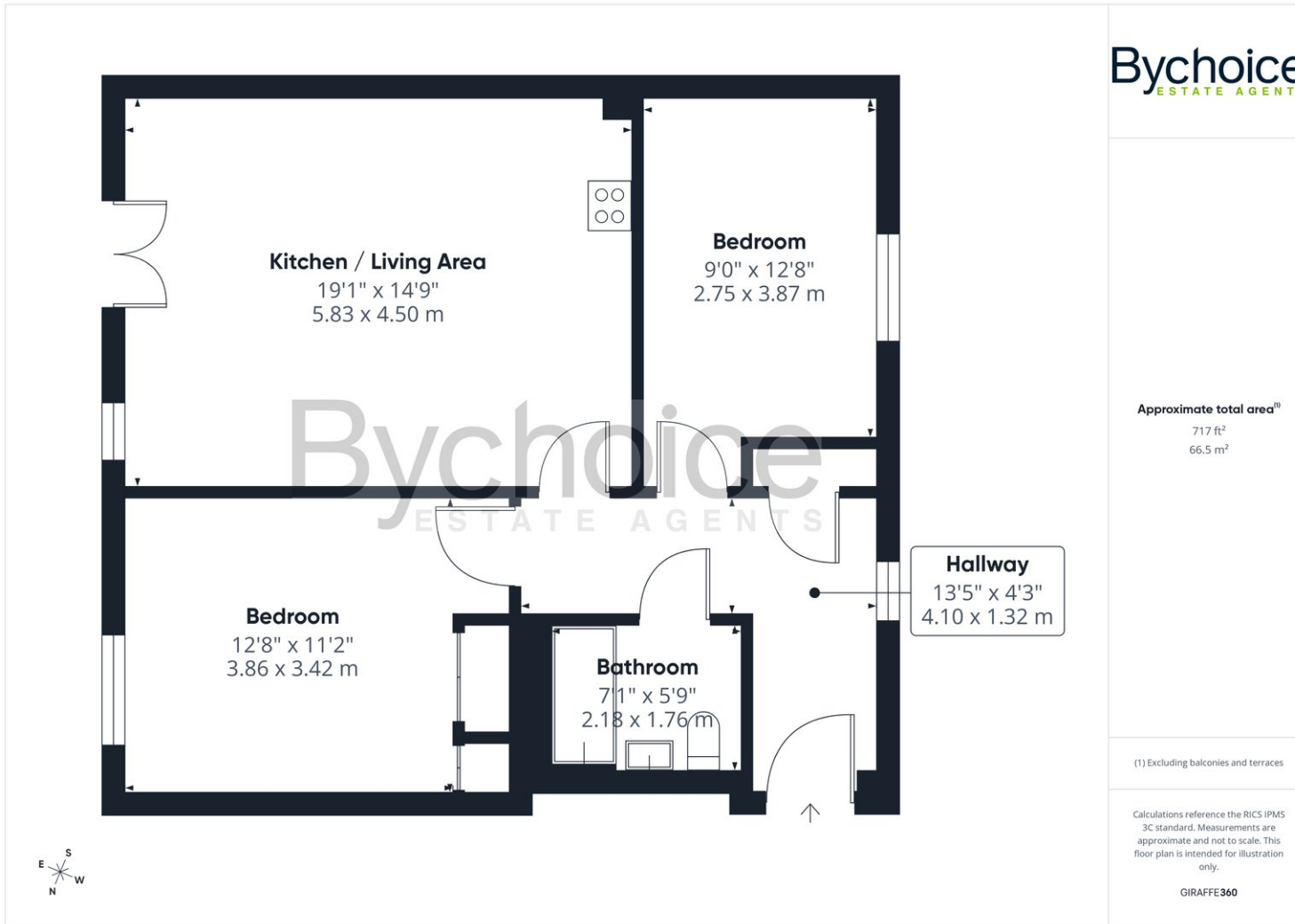
The property offers two well-proportioned double bedrooms, with the principal bedroom enjoying particularly generous dimensions. The second bedroom is also a comfortable double room and would work equally well as a guest bedroom or home office.

Completing the accommodation is the family bathroom, fitted with a bath and shower over, wash hand basin and WC.

Externally, the development benefits from communal green spaces, while the property further benefits from two allocated parking spaces.







Council & Council Tax Band – B - Babergh District Council

Tenure – Leasehold - Shared Ownership
Full Value - £180,000
Share on offer - 30%

Lease Length – 120 Years remaining

Service Charge –£472.94 a months - this includes a rent due on the remaining 70% share

Ground Rent – Peppercorn ground rent of £1 per year

Broadband – Ultrafast broadband available, download speeds of up to 1800 Mbps and upload speeds of up to 1000 Mbps (Ofcom data)

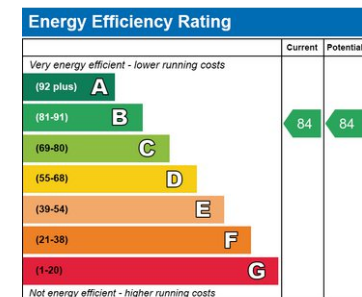
Mobile Coverage – Voice & Data available with EE, Three, O2, Vodaphone (Ofcom Data)

Utilities – Mains Electric , Gas Central Heating, Mains Water & Drainage

Property Construction – Brick Built Construction

Rights and Restrictions – Property is subject to a local connection requirement, meaning prospective purchasers must currently live or work within the Babergh district.

Accessibility and Adaptations – There is no lift within the building.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Bychoice
ESTATE AGENTS