

## Flat 1, 18 Granville Street, Ipswich, IP1 2JE



### A well-proportioned ground floor flat with parking and a long established tenant

On the western fringe of the town centre is this modernised ground floor flat along with the considerable benefit of an allocated parking space.

The 2 bedroom accommodation offers double glazing, gas central heating, a small enclosed courtyard to the rear and is currently let on an Assured Shorthold Tenancy.

The existing tenant has been in situ since February 2011 with the current being £550 per calendar month (£6,600 per annum), the opportunity to increase by up to 10% presents itself every 12 months with the next being in October 2018.

We believe this to be a solid investment which would compliment any portfolio.

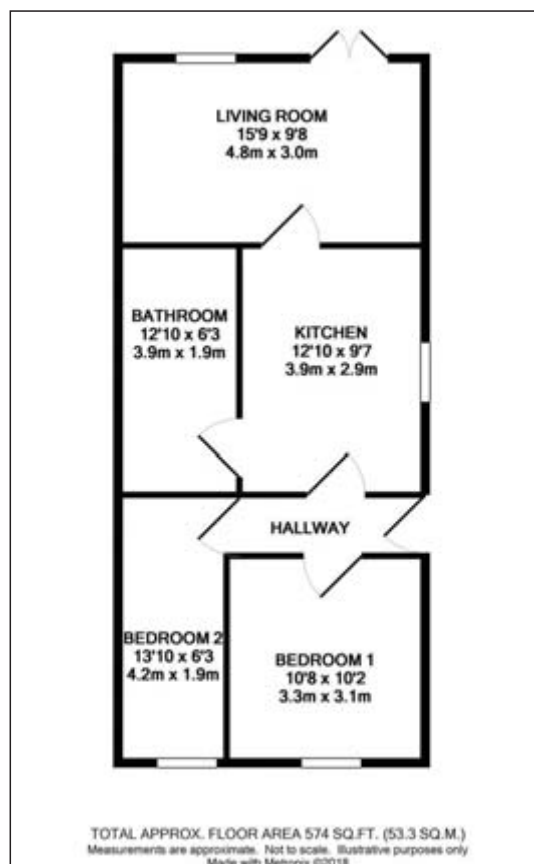
Lease – 999 years from 2011

Ground Rent – £105 per annum

Maintenance Charge – 25% of repairs and app. £110 per annum insurance.



### Partner Agent:



**Tenure:** Leasehold. 999 years from 2011.

**Local Authority:** Ipswich Borough Council. Tel: 01473 432000

**Solicitors:** Hayward Moon, Chestnut Court, Winifred Street, Ipswich, IP4 1AR. Tel: 01473 927510. Ref: Mark Lomas.

**Viewing:** Open days scheduled for Thursday, 22nd March between 10:00am – 10:45am, Wednesday 28th March between 10:45am – 11:30am and Tuesday 3rd April between 2:45pm – 3:30pm

**Energy Performance Certificate (EPC):** Current Rating C

### Additional Fees

**Buyer's Premium:** £600 inc VAT (£500 + VAT), payable on exchange of contracts.

**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £840 (£700 + VAT), payable on exchange of contracts.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

**\*Guide Price: £100,000 – £120,000 (plus fees)**

\*Description on Auction Information Page