

- STUNNING FIRST FLOOR TWO BEDROOM APARTMENT
- KITCHEN WITH INTEGRATED APPLIANCES
- TWO GOOD SIZED BEDROOMS
- SITUATED ON A GENEROUS PLOT
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE

- IMMACULATEDLY PRESENTED ACCOMMODATION
- SITTING/DINING ROOM WITH BAY WINDOW TO FRONT
- MODERN FAMILY BATHROOM
- FRONT AND REAR GARDENS
- EXCELLENT ACCESS TO THE A12/A14

MARKS & MANN



### York Crescent, Claydon, Ipswich

Claydon Village - Stunning first floor two bedroom apartment - Immaculately presented - Sitting/dining room with bay window - Beautiful kitchen with integrated appliances - Two good sized bedrooms - Modern bathroom - Situated on a generous plot - Front and rear gardens - Close to local schools, shops, amenities and bus route - Excellent access to the A14 and the A12 - Early viewing advised to appreciate the quality of accommodation on offer.

MARKS & MANN

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£170,000 Offers in Excess of

# York Crescent, Claydon, Ipswich

## Private entrance

Private entrance door and window to front, storage cupboard and stairs to the first floor.

## Landing

Access to the airing cupboard and doors to the kitchen, sitting room, both bedrooms and the family bathroom.

## Kitchen

2.64m x 2.62m (8' 8" x 8' 7") Window to rear overlooking the garden, stunning range of matching base and eye level units with worktops over, sink, built-under oven with hob and extractor over, and integrated appliances, including a fridge/freezer, dishwasher and washing machine.

## Sitting room

4.64m x 4.23m (15' 3" x 13' 11") Bay window to front, low level double storage cupboard.

## Bedroom one

3.83m x 3.44m (12' 7" x 11' 3") Dual aspect room with windows to front and side, providing an abundance of natural light.

## Bedroom two

3.57m x 3.44m (11' 9" x 11' 3") Window to rear overlooking the garden.

## Bathroom

1.88m x 1.67m (6' 2" x 5' 6") Window to rear, panel enclosed bath with shower over, hand wash basin with storage cupboards and WC.

## Outside

The front of the property has a path with steps leading down to the private entrance door, with an owned lawned area to the right and side gate giving access to the rear garden.

The generous rear garden has two patio areas, ideal for outdoor entertaining, with the remainder mainly laid to lawn, enclosed by wooden fencing. There is an outside storage cupboard and a garden shed, which we understand is to remain.

## Important information

Tenure - Leasehold

Lease length - 125 years from July 2019

Service charge for 2024/2025 - £722 per annum

Ground rent for 2024/2025 - £10 per annum

Services - we understand that mains gas, electricity, water and drainage are connected to the property.

Council tax band A.

EPC rating TBC.

Our ref: SM/elr.

## Location

Claydon is a popular village located to the west of Ipswich, benefitting from both primary and secondary schools, as well as a selection of local shops, eateries, a church and public houses. There is a bus service to Suffolk's county town, Ipswich, where you can find many national and independent retailers, coffee houses, restaurants, bars and entertainment facilities. For the commuter, Claydon has fantastic access to the A14 and thereon to the A12, with a mainline train station at Ipswich, with a direct link to London Liverpool Street.

## Directions

Using a SatNav, please use IP6 0DP as the point of destination.



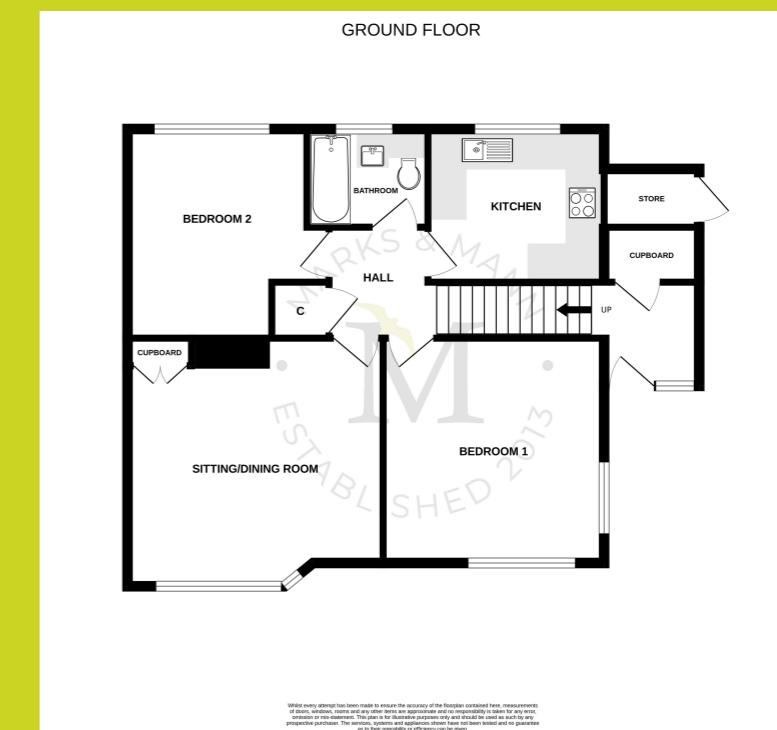
# York Crescent, Claydon, Ipswich

## Disclaimer

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## Anti-Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



The above floor plans are not to scale and are shown for indication purposes only.