

FOR SALE BY ONLINE AUCTION

A two bedroom second floor apartment with parking, situated in the very heart of the thriving town of Woodbridge and with far reaching roof top views.

Guide Price

£165,000 Leasehold

Ref: P6784/C

5 Bakers Lane

Woodbridge

Suffolk

IP12 1DH



Hallway, kitchen, sitting/dining room, two bedrooms and bathroom.

Balcony.

Designated off road car parking space.

FOR SALE BY TIMED ONLINE AUCTION

- Thursday 12th May 2022

Contact Us



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Method of Sale

The property is being offered for sale by Unconditional Timed Online Auction on 12th May 2022 and on the assumption the property reaches the reserve price, exchange of contracts will take place upon the fall of the electronic gavel with completion occurring 20 working days thereafter. For details of how to bid please read our Online Auction Buying Guide.

The vendor's solicitor is preparing an Auction Legal Pack. This will be available to view online and interested parties should Register online to receive updates. If you are viewing a hard set of these particulars or via Rightmove or alike, please visit the Online Property Auctions section of Clarke and Simpson's website to Watch, Register and Bid.

Seller's Solicitors

The seller's solicitor is Beaumont Legal; 1 Paragon Avenue, Wakefield WF1 2UF; Tel: 0345 122 8100; For the attention of Alana Holmes; Email: alana.holmes@beaumontlegal.co.uk. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

Location

The property can be found in the very centre of the historic market town of Woodbridge. Probably best known for its outstanding riverside setting, Woodbridge offers a good choice of schooling in both the state and private sectors and a wide variety of shops and restaurants, a cinema/theatre, and marina. Recreational facilities include sailing on the River Deben, a number of well regarded local golf clubs, including Woodbridge Golf Club, which was founded in 1893, a cinema and sports centre, as well as a wonderful network of footpaths. Woodbridge also benefits from rail links to Ipswich, where Inter City rail services to London's Liverpool Street station take just over the hour. The popular Heritage Coastline destinations of Orford and Aldeburgh are approximately 10 miles and 15 miles respectively. The County Town of Ipswich is approximately 8 miles to the south-west.

Description

5 Bakers Lane is situated opposite Barclays Bank. The second floor leasehold apartment sits within a period building along with one other apartment. The apartment offers a kitchen, a spacious sitting/dining room with fireplace and French doors opening out onto the balcony which takes advantage of views over the rooftops of the town. In addition are two bedrooms and a bathroom. The property also benefits from a designated off road parking space as indicatively shown on the site plan within the particulars.

Leasehold Interest

The property is leasehold with the remaining term of 99 years from 1st May 1985. It is understood that the service charge and ground rent, which covers the insurance of the property was £505.20 for 2022.

Services - Mains water and drainage. Mains electricity (currently via key card). Night storage heaters.

EPC - Currently rated F - Copy available from the agents upon request. It is envisaged that an incoming purchaser will carry out a general renovation programme to the property and the potential rating of the property is D.

Viewing - Strictly by appointment with the agent. Please follow current Covid 19 government guidelines.

Local Authority - East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789

Council Tax - Band B; £1,541.80 payable per annum 2022/2023

The Accommodation

The Apartment

A communal stairway leads to stairs that lead up to number 5, the second floor apartment. A door provides access to the

Hallway

Doors lead off to the

Kitchen 10'5 x 8'5 (3.2m x 2.61m maximum)

North east and north west facing sash window to the front and side of the property fitted with a basic range of high and low level wall units. Exposed floorboards. Stainless steel sink with drainer and taps above. Porthole style internal window.



Sitting/Dining Room 16'7 x 14' (5.09m x 4.28m)

A light and spacious room with two sets of south west facing French doors opening to the balcony. Brick fireplace. Exposed floorboards. Convector heater.



Bedroom One 10'9 x 9'9 (3.35m x 3.02m)

A double bedroom with north east facing sash window to the front of the property. Eaves storage cupboard. Night storage heater. Open fronted airing cupboard with hot water cylinder (which is understood not to be in working order).

Bathroom

Comprising bath, WC and hand wash basin.

From the sitting/dining room, a further door opens to

Bedroom Two 8'9 x 8'7 (2.71m x 2.64m)

South west facing window with rooftop views. Night storage heater.



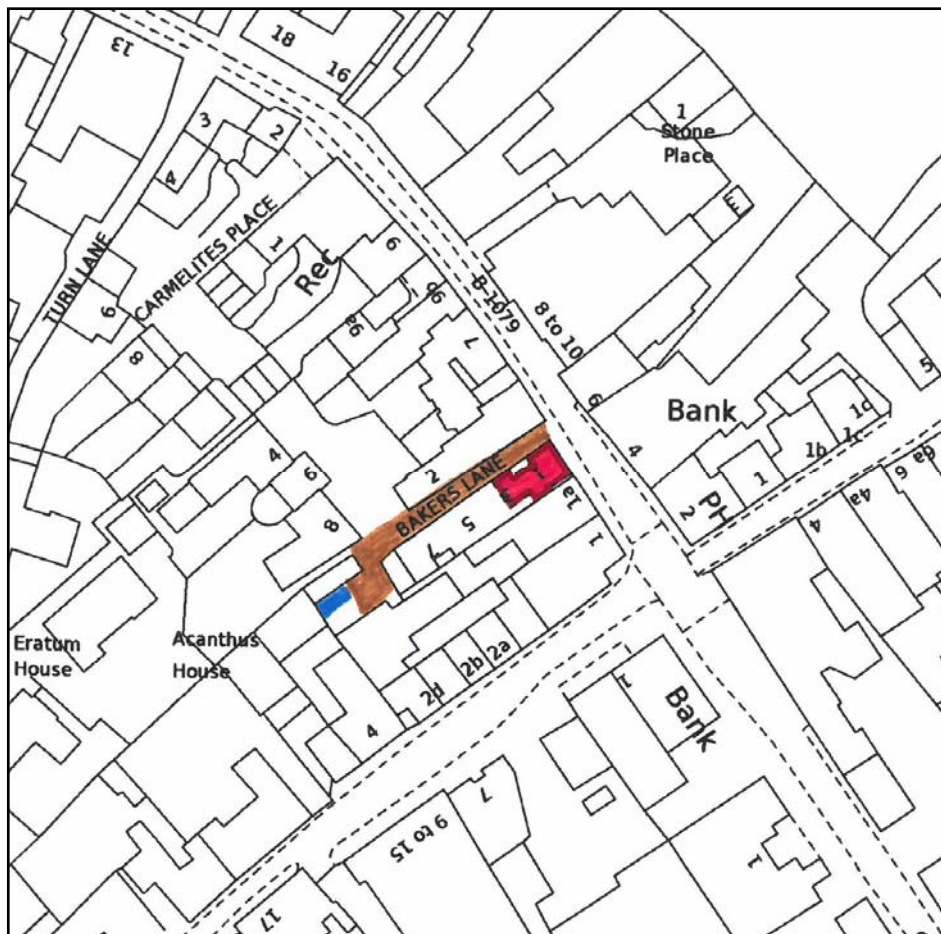
Outside

The property has a right of way over Bakers Lane (shaded brown on the plan in these particulars) leading to the designated parking space (coloured blue). The property itself has a southwest facing balcony.





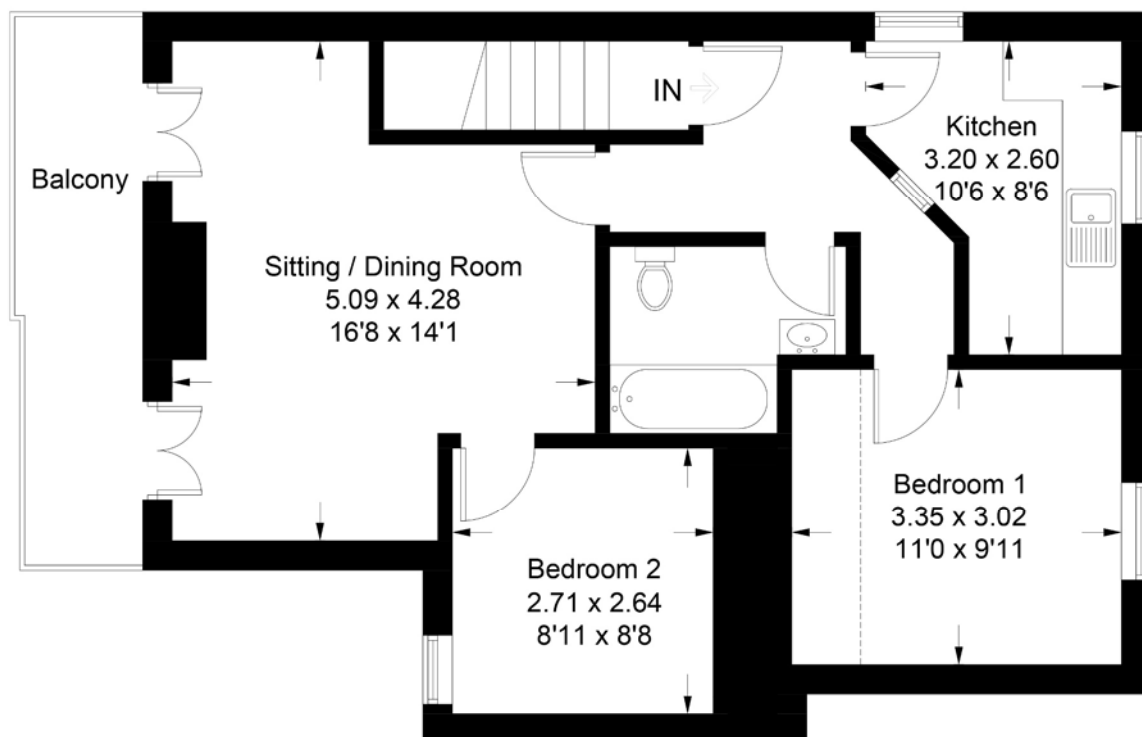
Site Plan - Indicative Only



- 2nd floor apartment
- Right of way
- Designated parking space

5 Bakers Lane, Woodbridge

Approximate Gross Internal Area = 56.1 sq m / 604 sq ft



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Produced for Clarke and Simpson

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers and buyers identity.
3. In the unlikely situation of our client considering an offer prior to auction, a premium price would have to be put forward and the purchaser would be required to sign the contract and put down a 10% deposit and pay the Buyers Administration Charge, well in advance of the auction date. An offer will not be considered unless a potential buyer has read the legal pack and is in a position to immediately sign the contract. The seller is under no obligation to accept such an offer. It should be noted that Clarke and Simpson cannot keep all interested parties updated and at times will be instructed to accept an offer and exchange contracts without going back to any other parties first.
4. Additional fees: Buyers Administration Charge - £900 including VAT (see Buying Guide). Disbursements - please see the Legal Pack for any disbursements listed that may become payable by the purchaser upon completion.
5. The guide price is an indication of the sellers minimum expectations. This is not necessarily the figure that the property will sell for and may change at any time prior to the auction. The property will be offered subject to a reserve (a figure below which the auctioneer cannot sell the property during the auction) which we will expect to be set within the guide range of no more than 10% above a single figure guide.
6. Many of the outside photographs show the situation of the property rather than the property itself.

April 2022



Directions

Proceed along Church Street and turn left at Hasnips onto Bakers Lane where the communal entrance to the apartments will be found on the left hand side. The designated off road parking space will be found at the end of Bakers Lane. However, for viewing purposes please park in one of the towns car parks and walk to the property.

For those using the What3words app:
///solids.dice.ambitions



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