



## 15 Newbury House, Britannia Road , Ipswich, IP4 5JT

**£120,000**

Attention Investors - Sold with Tenants in Situ, is this spacious top floor one bedroom apartment, located towards the popular East of Ipswich. aprx 5.7% Yield

This property benefits from a spacious lounge, separate kitchen, a generous bedroom & bathroom. Further features include a balcony overlooking the park & off road parking.

Located just off Britannia Road within the popular IP4 postcode the property is ideally located for access to Ipswich hospital, Town centre & a wide range of local amenities.

Rent: £525pcm  
Lease Length: 94 Years  
Service Charge: Aprx. £320 per year  
Ground Rent: Aprx. £10 per year

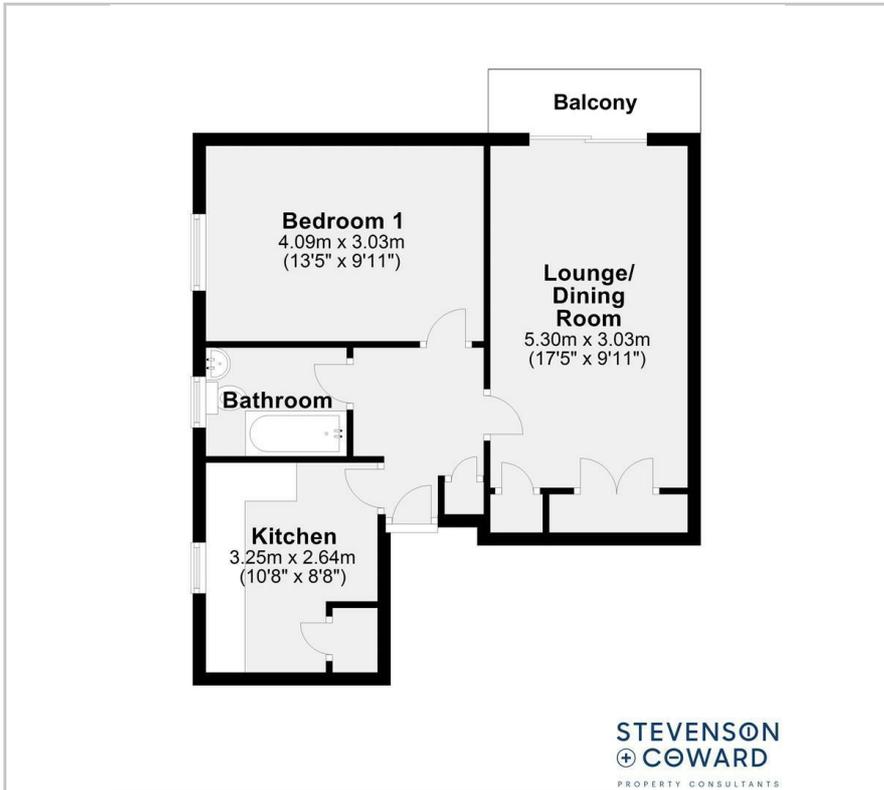
### Viewing

Please contact our Ipswich Office on 01473855113 if you wish to arrange a viewing appointment for this property or require further information.

- No Onward Chain
- Ideal Investment or First Time Purchase
- Low Service Charge & Ground Rent
- Parking
- Popular East Ipswich
- Communal Garden



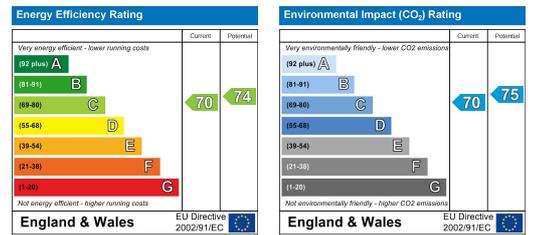
## Floor Plan



## Area Map



## Energy Efficiency Graph



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