

26 Fonnereau Road, Ipswich, Suffolk, IP1 3JP



## Residential Ground Rent Investment For Sale

- Backing onto Christchurch Park and within a short walk to the town centre
- Period property with communal garden to the rear
- 8 self contained flats sold on 99 year leases and producing a total ground rent income of £1,200 per annum rising to £2,400 per annum in the 34 year and £3,600 per annum in the 67 year

# Details

## Location

Ipswich is the county town of Suffolk with a resident population of approximately 130,000. The property is located on the north side of Fonnereau Road, in a popular residential area backing onto Christchurch Park and within a short walk to the town centre.

## Description

The property comprises a semi-detached four storey period building of brick construction beneath a pitched slate roof. The property has been converted into eight self-contained flats and has a communal garden to the rear.

## Leases

The flats have all been sold on 99 year ground leases from 2005 onwards and produce a total initial ground rent of £1,200 per annum rising to £2,400 per annum in the 34 year and £3,600 per annum in the 67 year. See table overleaf.

## Service Charge

An annual service charge is payable by the leaseholders in relation to the cost of communal electricity, insurance, maintenance and gardening. The service charge for the current year is £7,775.

## Services

We understand that mains gas, electricity, water and drainage are connected to the property.

## Local Authority

Ipswich Borough Council  
Grafton House  
15-17 Russell Road  
Ipswich  
Suffolk  
IP1 2DE  
Tel: 01473 432000

## Legal Costs

Each party to be responsible for their own legal costs.

## Tenure

The property is for sale freehold subject to the long leasehold interests.

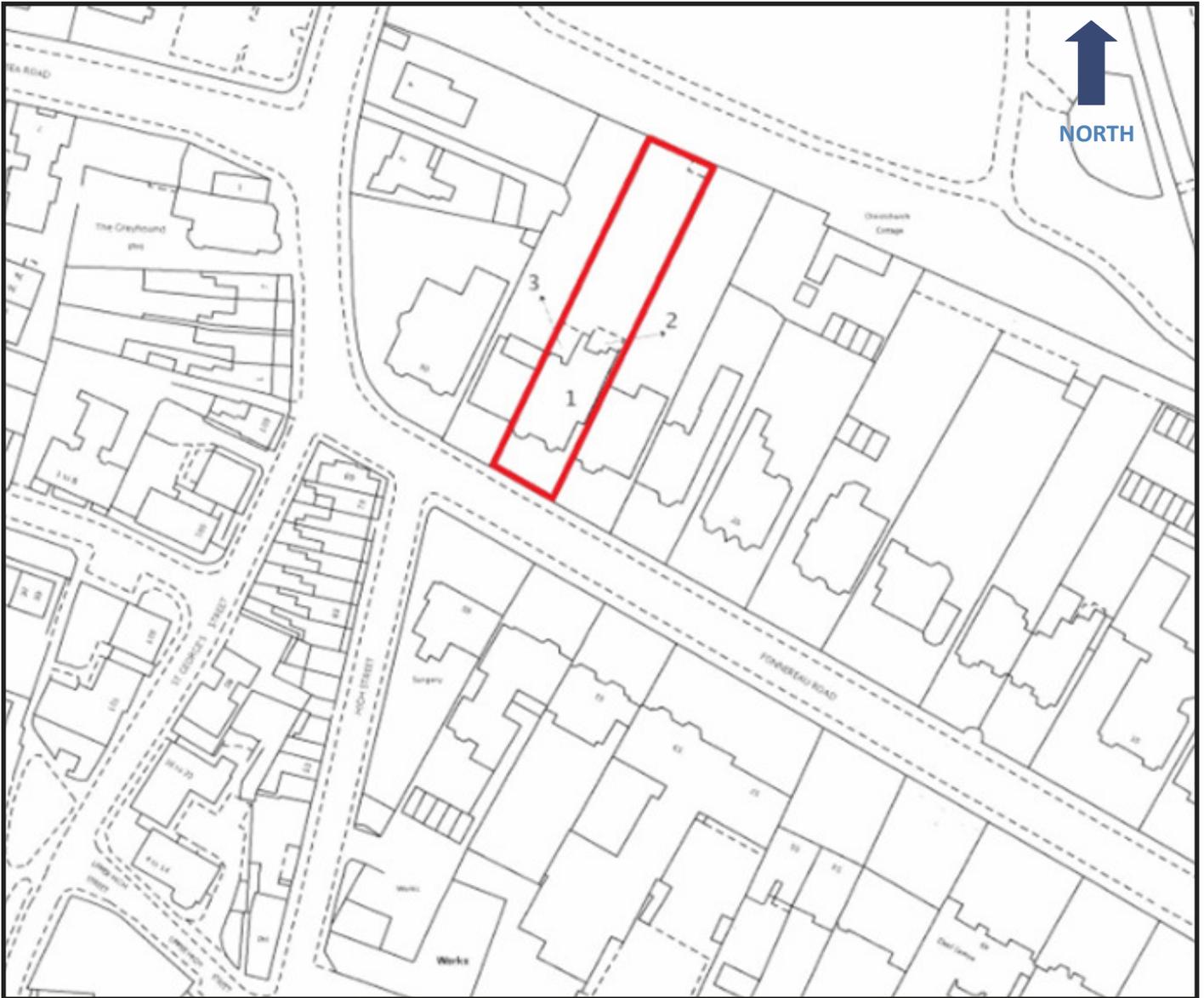
## Guide Price

The freehold interest is available for sale and offers are invited in the region of £40,000.

## Energy Performance Certificates

Flat A - D                  Flat E - C  
Flat B - D                  Flat F - E  
Flat C - E                  Flat G - F

Flat	Term	Ground Rent (£)
A Ground Floor	99 years from 01.01.2014	Yrs 1 - 33: 150 pa Yrs 34 - 66: 300 pa Yrs 67 - 99: 450 pa
B Ground Floor	99 years from 01.01.2014	Yrs 1 - 33: 150 pa Yrs 34 - 66: 300 pa Yrs 67 - 99: 450 pa
C Ground Floor	99 years from 01.01.2005	Yrs 1 - 33: 150 pa Yrs 34 - 66: 300 pa Yrs 67 - 99: 450 pa
D Ground Floor	99 years from 01.01.2005	Yrs 1 - 33: 150 pa Yrs 34 - 66: 300 pa Yrs 67 - 99: 450 pa
E First Floor	99 years from 01.01.2014	Yrs 1 - 33: 150 pa Yrs 34 - 66: 300 pa Yrs 67 - 99: 450 pa
F First Floor	99 years from 01.01.2005	Yrs 1 - 33: 150 pa Yrs 34 - 66: 300 pa Yrs 67 - 99: 450 pa
G Second Floor	99 years from 01.01.2005	Yrs 1 - 33: 150 pa Yrs 34 - 66: 300 pa Yrs 67 - 99: 450 pa
H Second Floor	99 years from 01.01.2005	Yrs 1 - 33: 150 pa Yrs 34 - 66: 300 pa Yrs 67 - 99: 450 pa



**NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY**

**Particulars**

Prepared in June 2015

**Viewing**

Strictly by prior appointment with the sole agents:

**Fenn Wright**

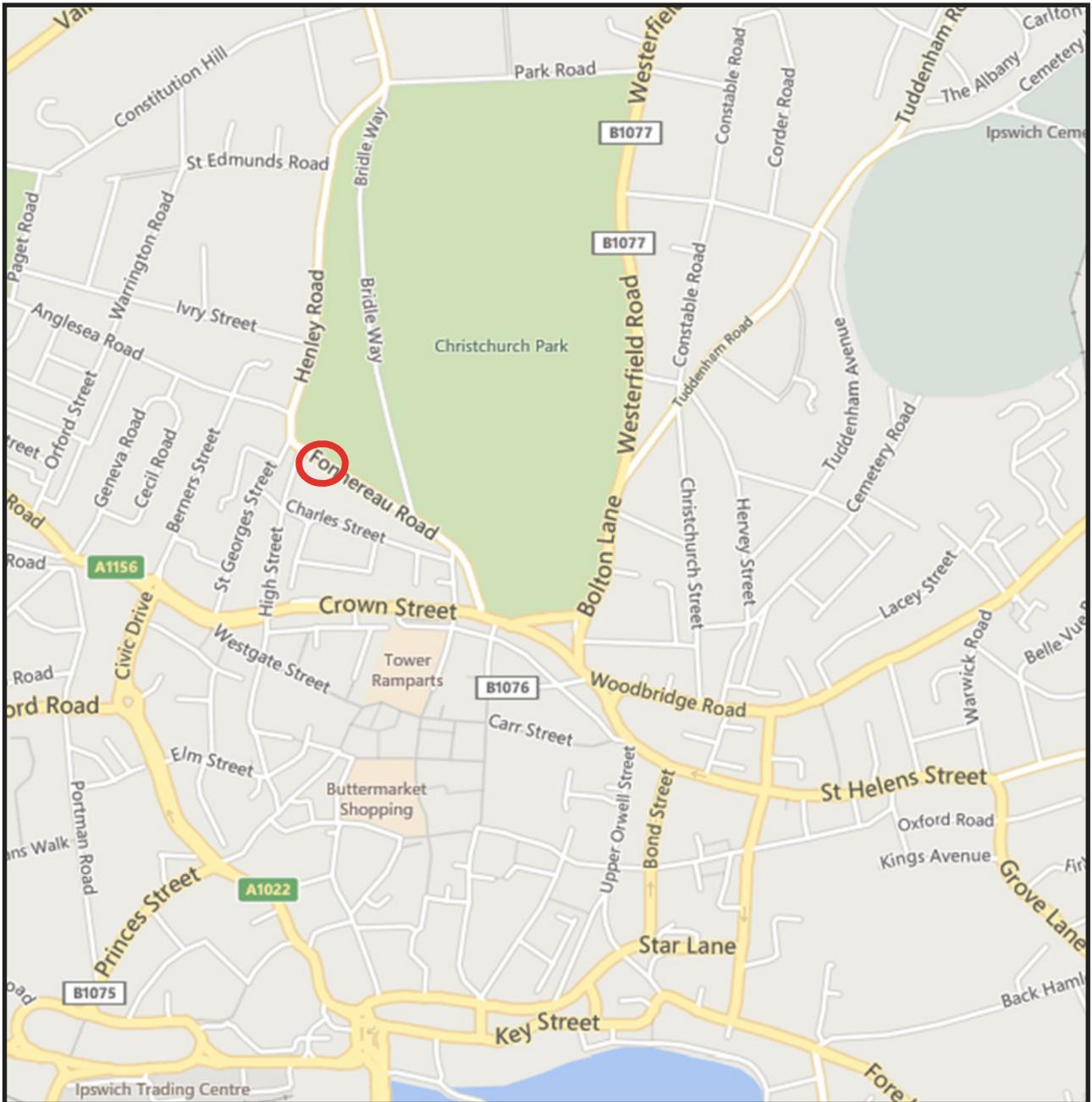
1 Buttermarket, Ipswich, IP1 1BA

**01473 232 701**

**fennwright.co.uk**

Contact Mark Drummond

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For further information

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[fennwright.co.uk](http://fennwright.co.uk)

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