



19 Dove Close, Capel St. Mary  
Ipswich

Guide Price £150,000



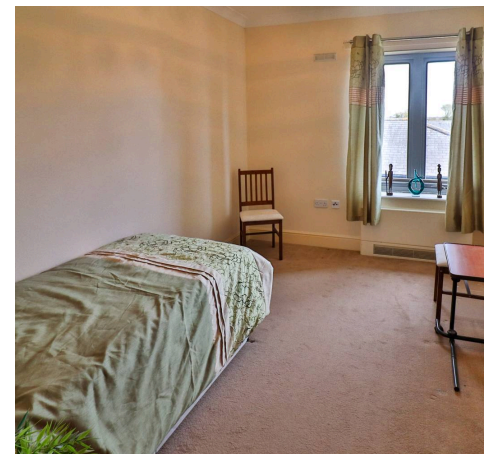
## 19 Dove Close

Capel St. Mary, Ipswich

A very well presented two bedroom first floor shared ownership retirement apartment with kitchen, sitting room, cloakroom and en-suite shower room. The apartment forms part of the Wenham Village complex in the popular village of Capel St Mary, which has a wide range of services and amenities. This is an older person shared ownership leasehold home with 75% of the property available to buy, with no rent payable on the 25% that is owned by the Housing Association. Minimum age is 55.

The complex benefits from parking spaces, communal gardens, lounges, library, laundry area and a reception area. There is also a guest flat for relatives, hairdressers and Beauticians on site.

As you enter the apartment, there is a spacious hallway with three built-in storage cupboards, access to the roof space and doors to the bedrooms, cloakroom, bathroom and sitting room, which has a window to the side, opening to the kitchen and French doors with Juliette balcony with views across the rooftops and countryside beyond. The kitchen has a window to the side and comprises a stainless steel sink unit inset into a range of work surfaces with cupboards and drawers below, matching wall mounted cupboards, space for fridge/freezer, electric cooker and washing machine.





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Bedroom 1 is a good size room with a window to the front and a door to the en-suite shower room, which comprises a walk-in shower, wc and a wall mounted wash basin with ceramic tiled splashback and bedroom 2 has a window to the side. There is also a cloakroom, which comprises a low level wc and wall mounted wash basin with tiled splashback.

75% ownership

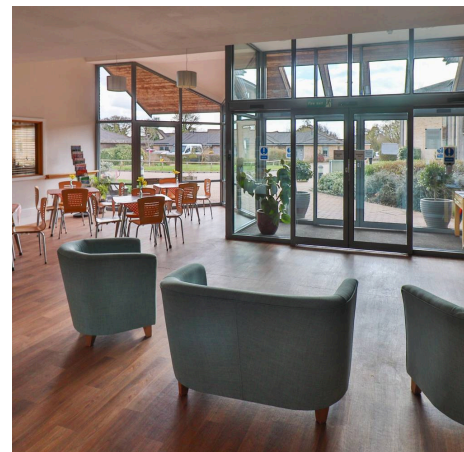
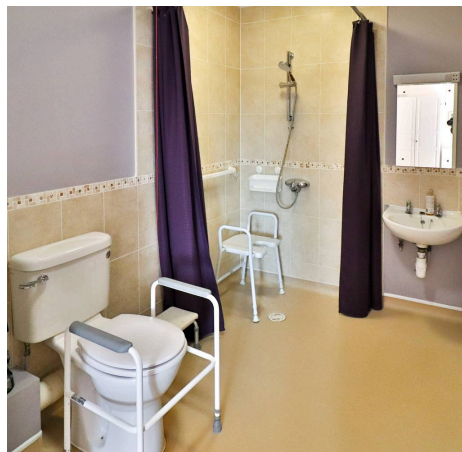
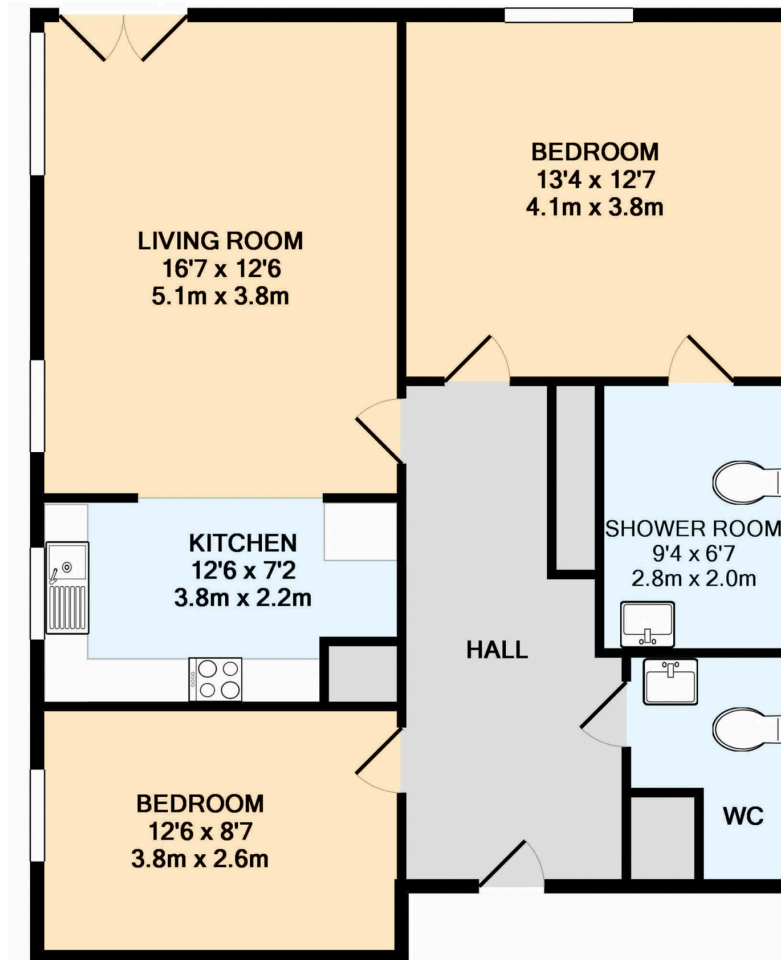
Service Charge – £629.48 p.c.m and includes electric and water costs and upkeep and cleaning of communal areas and gardens.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



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**Important Information:**

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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