

property details **approval form**

Mead Drive, 14 Gressland Court, Kesgrave, Ipswich, Suffolk, England, IP5 2HU

Date: 12 May 2025

Property Ref and Version: IPW103720 - 0001

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 33 Woodbridge Road East, IPSWICH, Suffolk, IP4 5QN

T 01473 721965 **E** IpswichEast@williamhbrown.co.uk

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>> **price**

£225,000

Tenure: Leasehold

>> **key features**

- > GROUND FLOOR APARTMENT
- > TWO BEDROOMS
- > OVER 65s DEVELOPMENT
- > 24HR DUTY MANAGER
- > COMMUNAL LOUNGE AND DINING ROOM
- > INTERCOM ENTRY SYSTEM
- > COMMUNAL GARDENS
- > VIEWING RECOMMENDED
- > EPC Rating: B

>> **short description**

Impressive development in Kesgrave for the over 65's, located to the East Ipswich. Woodbridge and Ipswich are only a drive away. Local amenities are close by including a Tesco supermarket, doctors and bus route. The apartment is situated on the ground floor, with access to the communal gardens.

>> **long description**

Floor Apartment - Gressland Court, Kesgrave

We are delighted to present this beautifully maintained one-bedroom ground-floor apartment located in the highly sought-after Gressland Court, right in the heart of Kesgrave.

This purpose-built development offers a range of superb facilities designed for comfortable and secure living. A duty manager is on-site 24/7, with emergency call-out support available between 10 p.m. and 7 a.m. Residents benefit from a welcoming on-site restaurant serving a delicious three-course lunch daily, where family and friends are always welcome.

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The apartment itself is on the ground floor with easy access throughout. While a lift is available for upper floors, this property offers direct ground-level access. Communal facilities include a residents' lounge, dining room, guest suite, beautifully landscaped gardens, and on-site car parking.

For added peace of mind, the apartment features a secure door entry system and an emergency alarm call system in all rooms. The entire development is fully wheelchair accessible.

Located just 250 yards from Tesco and within close proximity to local amenities including a doctor's surgery, pharmacy, community centre, library, bowls club, hairdressers, chiropractor, and coffee shops. Excellent transport links provide easy access to the A12 and A14, with regular bus services to Ipswich, Woodbridge, Westerfield, and beyond.

Viewings recommended

>> **directions**

>> **Agent Note**

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>> room description

Main Security Entrance Door

Communal Hallways

Leading into the building, giving access to the communal dining room and lounge. Access to the lift and stairs.

Private Entrance Door

Entrance Hall

With airing cupboard

Living Room

19' 9" x 10' 8" (6.02m x 3.25m)

Double glazed doors to rear aspect overlooking and leading to the communal garden. Two electric heaters. Feature fireplace.

Kitchen

10' 5" x 6' 9" (3.17m x 2.06m)

Double glazed window to rear, range of eye and base level units with co-ordinated work surfaces, integrated fridge/freezer, integrated oven, hob and extractor, space for washing machine.

Wet Room

Wet room with low level W/C, wash hand basin and wet room shower. Towel radiator.

Bedroom

12' 3" Narrowing to 9'9 x 13' 4" narrowing to 11'8 (3.73m Narrowing to 9'9 x 4.06m narrowing to 11'8)

Double glazed window to rear aspect, built in wardrobes, electric heater.

Communal Gardens

The property has the added advantage of communal gardens.

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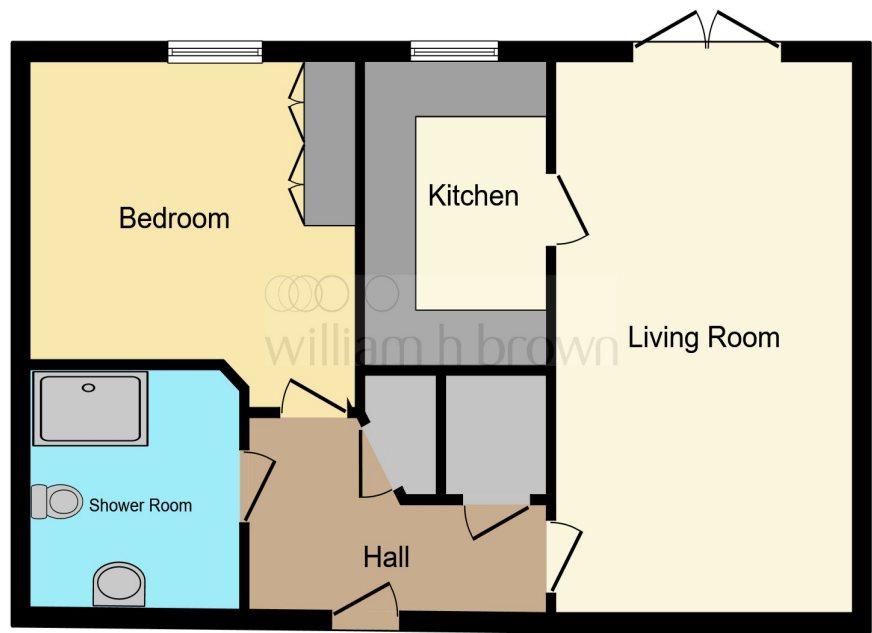
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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

	Signature	Date
Peter Ruddy		
Mr M. Morling		