



**St Johns Sunfield Close, Ipswich IP4 5JS**

**welcome to**

## **St Johns Sunfield Close, Ipswich**

Situated in a quiet location, this two bedroom retirement flat has been really looked after and has the security of a warden control. Easy access and within walking distance to doctors surgery, Ipswich hospital and local shops. Bus routes in and out of town and easy access to A12 & A14.



The property provides easy access on to the main arterial routes in and out Ipswich including the A12 and the A14 also surrounding areas such as Kesgrave, Martlesham, Felixstowe and Woodbridge.

There is an on-site scheme manager who offers a professional service and support and advice when needed to occupiers. The scheme manager ensures the smooth running of the development, including the communal lounge which is used for a number of functions by the residents.

Leasehold- Residents must exceed 55 years of age. We understand from vendor that there is currently approx £190 per month including buildings insurance. This confirmation and further information is available upon request.

#### **Entrance Door Into:**

#### **Hallway**

#### **Lounge**

10' 1" x 13' 9" ( 3.07m x 4.19m )

#### **Kitchen**

7' 4" x 6' ( 2.24m x 1.83m )

#### **Shower Room**

#### **Bedroom 1**

10' 2" x 9' 4" ( 3.10m x 2.84m )

#### **Bedroom 2**

8' 8" x 6' 8" ( 2.64m x 2.03m )



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## St Johns Sunfield Close, Ipswich

- East Ipswich
- Stunning Decor
- Walking distance to local amenities
- Two bedrooms
- Water and ground rent included in the service charge

Tenure: Leasehold EPC Rating: Awaited

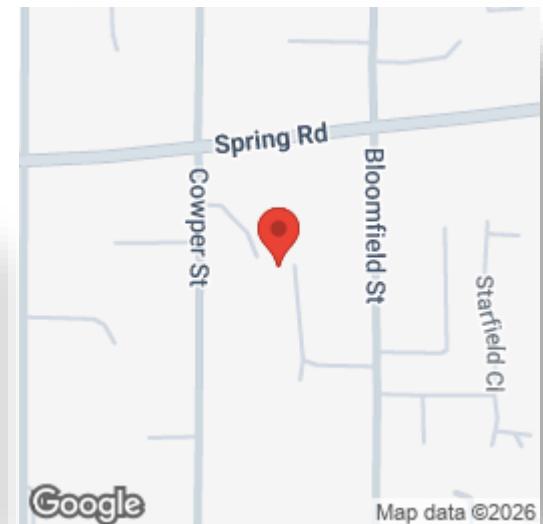
Service Charge: 3275.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

# £120,000



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Property Ref:  
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