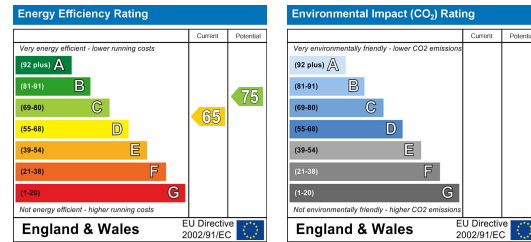


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Copyright V340 Ltd 2024 | www.houseviz.com



28 Cobbold Mews, Ipswich IP4 2DQ

£85,000

Offered with NO ONWARD CHAIN is this recently decorated one bedroom, 1st floor apartment situated a short distance from Christchurch Park and Ipswich town centre. This independent living apartment for the over 55's has a hallway, lounge/diner, kitchen, bedroom, wet room, economy 7 electric heating, double glazing, communal gardens and communal off road parking.



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Christchurch Court, 28 Cobbold Mews, Ipswich, IP4 2DQ

Ipswich

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

Christchurch Court consists of 34 over 55's retirement, INDEPENDENT LIVING apartments with a lift and stairs. There is a house manager on site, a 24 hour Appello Careline UK call system can be used when the house manager is off duty. There is a pleasant communal lounge, laundry facilities, hairdressing salon, mobile scooter store, communal gardens and off road parking.

Communal entrance:

Security entry system leads to the reception area and communal lounge, stairs off and lift.

1st FLOOR:

Private entrance door to....

HALLWAY:

Cupboard, airing cupboard with water heater, storage heater, doors off

LOUNGE: 14'8 x 10'2 (4.47m x 3.10m)

Double glazed window to front, storage heater and open to...

KITCHEN: 7'8 x 7'4 (2.34m x 2.24m)

Range of wall and base units, sink and drainer, space for appliances, drawers, worktops, tiled splash backs.

BEDROOM ONE: 12'8 x 8'8 (3.86m x 2.64m)

Double glazed window to front, storage heater and a built in wardrobe.

WET ROOM:

An open wet room with an electric shower, rail and curtain, W.C, hand wash basin, electric towel radiator and an extractor.

OUTSIDE:

There is off road parking to the rear.

Christchurch Court enjoys well kept communal gardens with lawn, flower and shrubs, patio and access to the communal conservatory and lounge.

The building allows you to make use of the communal lounge and conservatory and there is a useful free laundry room. There is an onsite hairdressers.

USEFUL INFORMATION LEASEHOLD:

The vendors have informed us that the council tax band is B

Ground rent - £250 per annum (£125 paid twice per year)

Service charge - £336.71 per month currently and includes water charges and building insurance. Laundry facilities included.

Lease - 125 years from Dec 2023 - 124 years remaining (tbc)

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

