

# Foxhall



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## Flat 50, Holme Oak Court, 50 Cliff Lane

East Ipswich, IP3 0PE

Guide price £100,000



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## Communal Hall & Facilities

Secure entry door to a entrance porch with further entrance doors leading in to the entrance hallway with community doors off and washroom. Lift and stairs up to first floor with personal entry door into the apartment and the entrance hall.

## Lobby

Electric heater, pull cord, storage cupboard and doors to bedroom, shower room and lounge / diner. There is also a large walk in cupboard with plenty of shelving and boiler.

## Bedroom

15'7" x 8'9" (4.753 x 2.687)

Built in mirror fronted wardrobe, two bi-fold doors, plenty of hanging space and storage, electric storage heater, double glazed window

## Kitchen

9'0" x 5'9" (2.755 x 1.765)

Comprising of wall and base units with cupboards under, worksurfaces over, stainless steel sink bowl drainer unit, double glazed window overlooking the pathway to the park, tiled splashbacks, integrated electric oven, electric hob with extractor fan over, vinyl flooring.

## Lounge/Diner

17'8" x 11'2" (reducing to 9'2") (5.406 x 3.429 (reducing to 2.807))

Feature fireplace with electric fire and electric storage heater, phone and aerial points and double glazed windows to side over looking the pathway to the park.

## Shower Room

Newly installed approximately 18 months ago comprising: walk in double shower cubicle with solid

shower surround, mermaid splashbacks and handrails, low flush W.C., vanity wash-hand basin with plenty of storage under, wall mounted electric heater, extractor fan, walled tiled, vinyl flooring and electric heated towel rail.

## House Manager

There is a House Manager between 9:00am - 5:00pm, with a pull cord system available which goes through to Careline in the case of an emergency and during periods when the House Manager off duty and this is a 24 hour emergency response system.

It is a condition of the purchase that the residents be over the age of 60 years old or in the event of a couple one must be over 60 and the other over 55. There is a communal laundry room, residents lounge with a multitude of events arranged by the House Manager, communal gardens and parking area and a camera security entrance system.

## Outside

Communal gardens which residents are free to wander around, there are also communal events (weather permitting) that are held in the central area at the back. There is no allocated parking however a car park that allows residents to park on a first come first served basis. There is also free parking along Cliff Road itself.

## Leasehold - Council Tax Band - B

Years left on lease: 107 years left

First Port service charges £1370.06 every 6 months (£2740.12)

Ground rent - £395 per annum

Council Tax Band B







## Road Map



## Hybrid Map

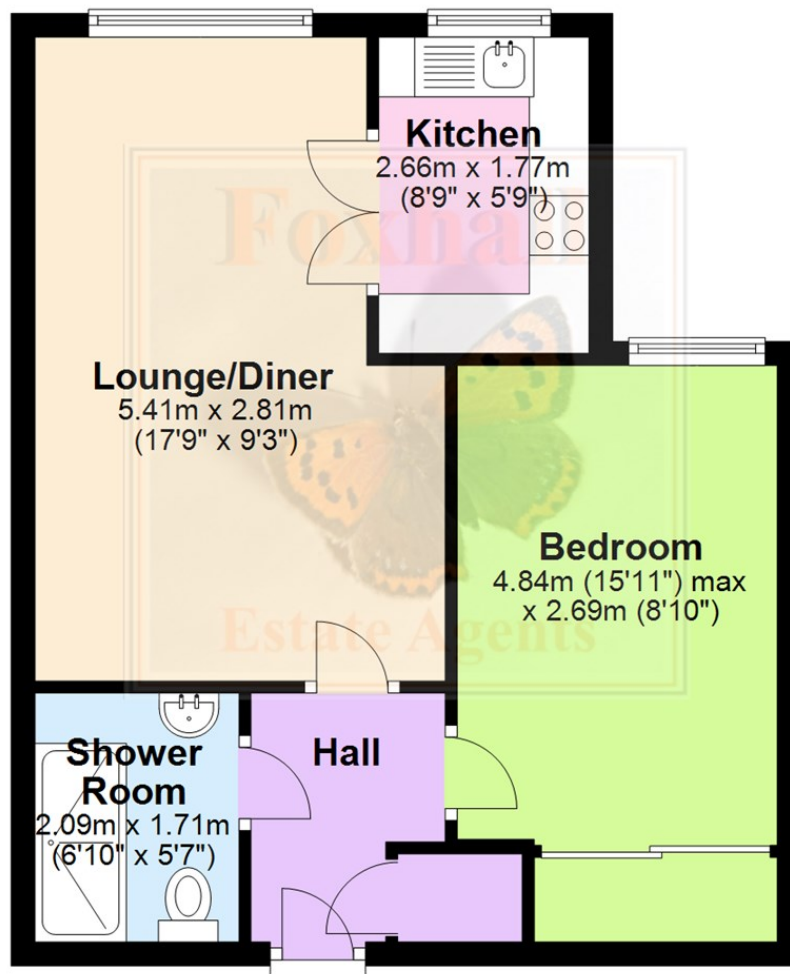


## Terrain Map



## Floor Plan

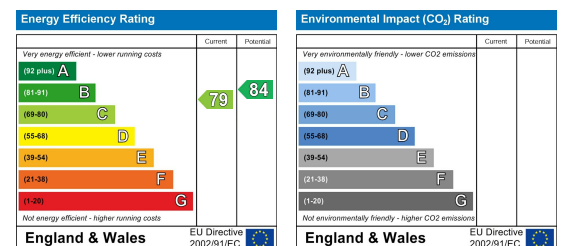
### Ground Floor



## Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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