

# Foxhall



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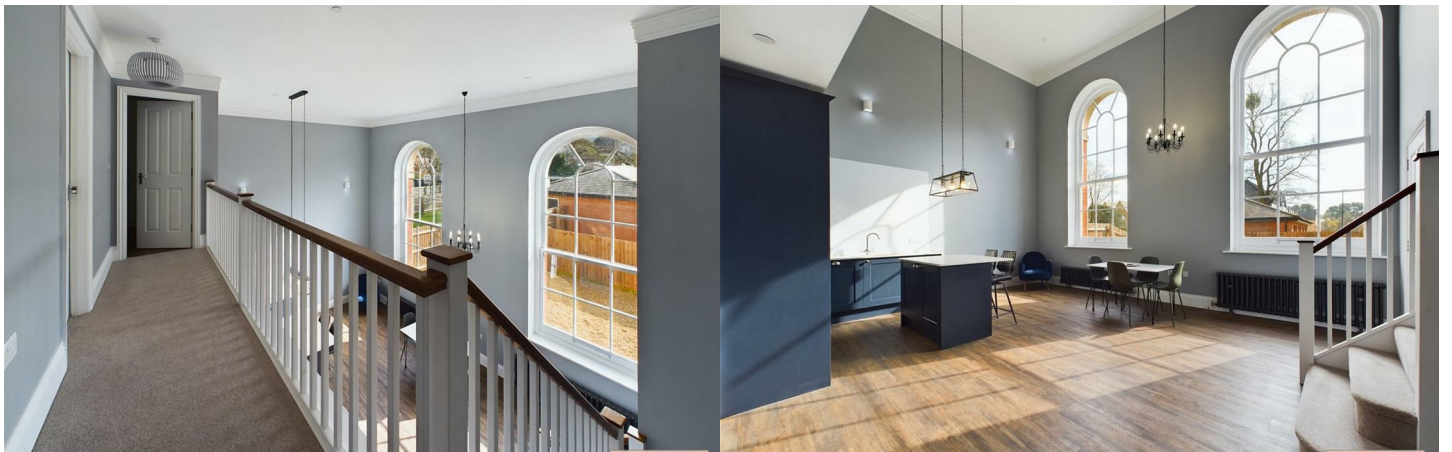
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## Chambers House, Blackheath Avenue

East Ipswich, IP3 8XT

Asking price £375,000



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## Summary Continued

Additionally, there is a garage and allocated car park space nearby and the surrounding grounds include many of the original trees from the development. There is a private golf course at the far end which is also close-by.

Please see the section regarding detailed specification which include Victorian collection brass-wear to the bathroom and shower room, full height tiling to the wet areas and an impressive back-lit mirror to the main bathroom. On the electrical front there are data points with access to high speed internet and satellite TV points to the main rooms

The heating has refurbished Victorian radiators with satin nickel thermostatic valves and Victorian style heated towel rails in the bathroom and shower room.

The kitchen has fully fitted high quality units with soft close doors and drawers and under mounted LED feature lighting. The worktops are Silestone kitchen worktops with up-stands and inset sink.

There is a door entry system and CCTV covering the car park and all shared building entrances which is linked back to a recording device within the development.

All timbers have been fully treated with guarantees and secondary damp proofing has been carried out also with guarantees.

## Communal Entrance Hallway

Glazed double doors leading to communal entrance hallway with door to entrance lobby.

## Entrance Lobby

Access to cupboard housing boiler and radiator.

## Kitchen/Diner

23'11" x 16'7" (7.29m x 5.05m)

This is a superb, impressive room with twin full height arched southerly facing windows to rear. The adjacent ground floor flat, which is a mirror image of this flat, obtained planning permission to have the bottom half of one of the windows, furthest from the entrance door replaced with hardwood French doors allowing direct access into the garden. Those doors were made at a cost of £2500. We believe that there is every possibility a similar planning application for this apartment would be met favourably.

There are three radiators, stairs rising to first floor with a spectacular galleried landing overlooking the large room. Light fittings that hang down from the high ceilings provide a real feature, and there is a handy under-stairs recess ideal for an office desk and study area, next to one of the radiators.

At the far end is a contemporary kitchen with a wealth of fitted units with under unit lighting, soft close doors and drawers and integrated appliances. These include an Indesit dishwasher, Siemens double oven, gas hob and extractor hood over. There are Silestone worktops with up-stands with wall tiling behind.

## Lounge

15'7" x 11'8" (4.75m x 3.56m)

Radiator and panelled walls.

## Inner Hallway

The inner hallway provides access to the utility room and ground floor bathroom.

## Utility Room

7'8" x 5'10" (2.34m x 1.78m)

This has fitted base and eye level cupboards, a tall larder

cupboard, work-surfaces and plumbing for a washing machine.

### **Bathroom**

12'0" x 5'5" (3.66m x 1.65m)

Large bathroom with bath, with shower over and fitted screen, separate W.C. and a vanity wash hand-basin with cupboard unit beneath, radiator/towel rail combination, extractor fan, fully tiled walls in bath/shower area.

### **First Floor Galleried Landing**

Highly impressive first floor galleried landing with views over the kitchen/diner. Doors to main bedroom, bedroom two and shower room.

### **Bedroom One**

15'11" x 10'0" (4.85m x 3.05m)

Deep silled window to rear and radiator.

### **Bedroom Two**

10" x 8'11" (3.05m x 2.72m)

With double doors to large walk in double wardrobe, radiator and window to rear.

### **Shower Room**

6'10" x 5'6" (2.08m x 1.68m)

Fully tiled shower, vanity unit wash hand-basin with cupboards beneath and W.C. and extractor fan.

### **Garden**

The garden is south facing, fully enclosed by panelled fencing and totally unoverlooked from the immediate rear. It is a low maintenance garden which is mainly gravelled and there is also an outside tap.

### **Garage**

The garage has a manual up and over door, close to the garage is an allocated parking space.

### **Front and Surrounding Grounds**

Surrounding the property and the development in general are beautiful grounds with many of the original trees having been retained. At the far side of the site is private golf course.

Local shops are quarter of a mile up the road and an excellent and highly recommended estate agents' office is situated quarter of a mile away on Foxhall Road. Bus stops are also nearby on Foxhall Road.

### **Agents Note**

Tenure - Leasehold (143 years remaining).

Annual Service and Maintenance charges - £2,573.31  
(The latest charges are from 1st January 2023 - 1st December 2023 including estate services, internal services, common entrance internal services)

Ground Rent - £337.50 (Charges are from 1st January 2024 to 1st December 2024)

### **Detailed Specification**

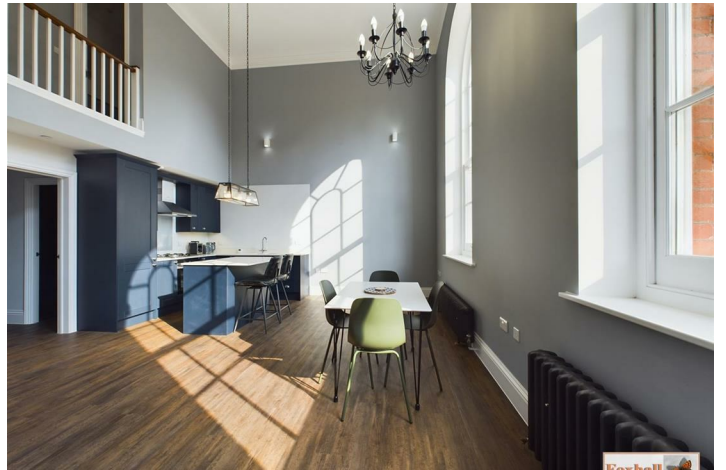
Classic sanitary-ware to the bathroom and shower room. Victorian collection brass-ware to the bathroom and shower room. Full height tiling in the wet areas. Bath with fixed overhead shower, glass shower screen and porcelain wall tiles. Shaver socket to the bathroom and shower room. Basin unit furniture to bathroom. LED back-lit mirror to the bathroom and shower room.

Data points available in living areas and bedrooms, with access to high speed internet. Satellite TV points to the main rooms. USB charging points to bedrooms and living areas. Mains operated smoke and heat detectors with battery backup. LED down lights with dimmer switches in the bathroom and ground area. Pendant lighting to bedrooms and living areas. PIR sensor external lights to the front.

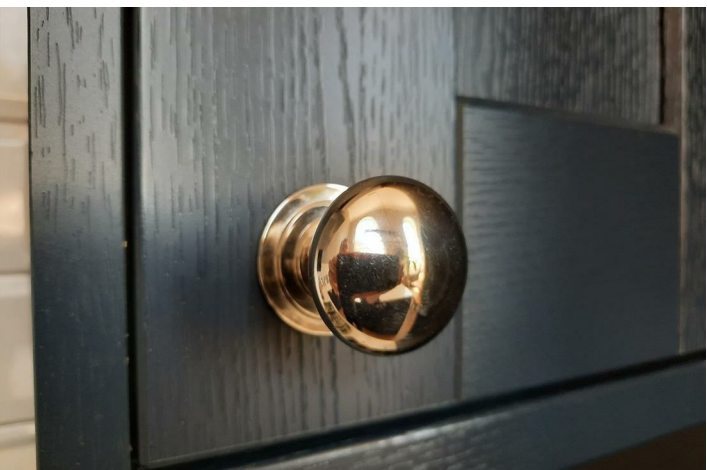
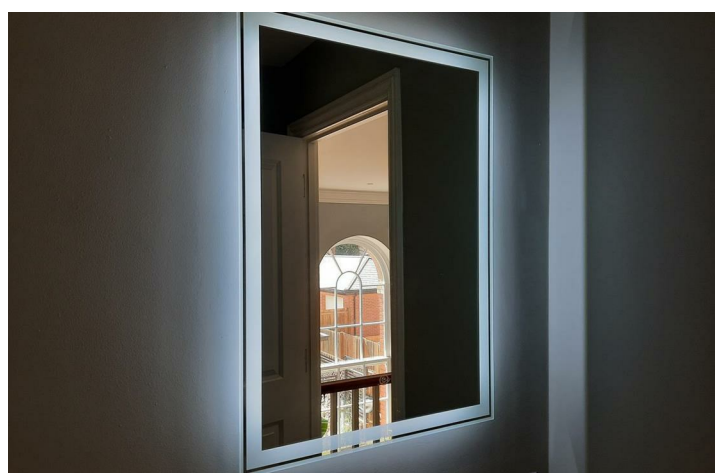
Traditional features throughout, including ceiling heights, individually tooled skirting and picture rails. Feature painted woodwork and walls. Designer Lifestyle flooring. Carpeted bedrooms. Four panel solid Victorian doors. Refurbished classic Victorian radiators with Satin Nickel thermostatic valves. Victorian style heated towel rail to the bathroom and shower room. Tall standing mirror radiators to bedrooms.

Worcester Bosch room sealed condensing combination boilers with Megaflo cylinders to provide high pressure hot water to houses. Existing fabric insulated in excess of current Building Regulations.





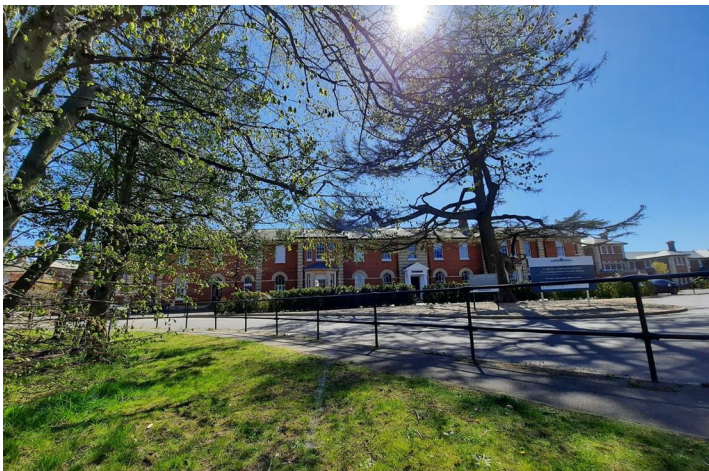






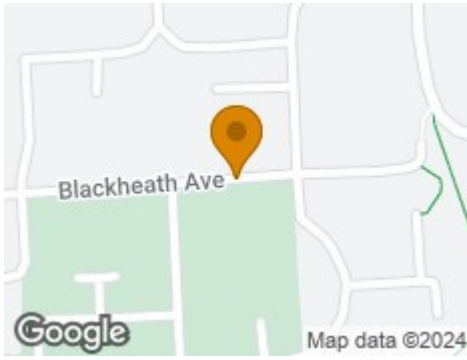








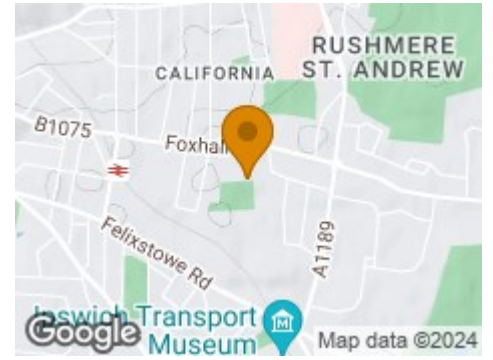
## Road Map



## Hybrid Map



## Terrain Map



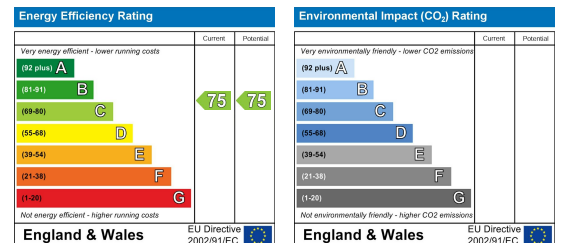
## Floor Plan



## 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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