

Foxhall



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Holme Oaks Court

Cliff Lane, Ipswich, IP3 0PE

Asking price £110,000



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Communal Hallway

A secure entrance door into entrance porch and door leading into entrance hallway with doors off to communal laundry, communal lounge and inner hallway leading to the apartment with a personal entrance door into the entrance hall.

Entrance Hallway

Entry phone system with pull cord, a large cupboard with tank and doors to.

Bedroom One

17'7 (max) x 8'10 (max) (5.36m (max) x 2.69m (max))

Double glazed window to rear, fitted wardrobes with mirror fronted folding doors, electric heater and pull cord.

Bathroom

6'10 x 5'7 (2.08m x 1.70m)

Panelled bath with mixer taps and shower over with screen, low level W.C., wash hand basin with cupboards under, electric wall heater, heated towel rail (not tested) and coved ceiling.

Lounge/Diner

17'6 x 11'0 (max) reducing to 8'9 (5.33m x 3.35m (max) reducing to 2.67m)

Fire surround, electric fire, pull cord, night storage heater, double glazed door out onto patio seating area, doors to kitchen.

Kitchen

8'0 x 5'8 (2.44m x 1.73m)

Comprising single drainer stainless steel sink unit, double glazed window to rear, roll top work surface with drawers cupboards under, wall mounted cupboards, upright housing oven, four ring electric hob and extractor over, strip light and coved ceiling.

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.

Communal Gardens

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 and there is a pedestrian gate key coded to allow residents access to Holywells park. 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.

Agents Note

Tenure - Leasehold (105 years remaining)

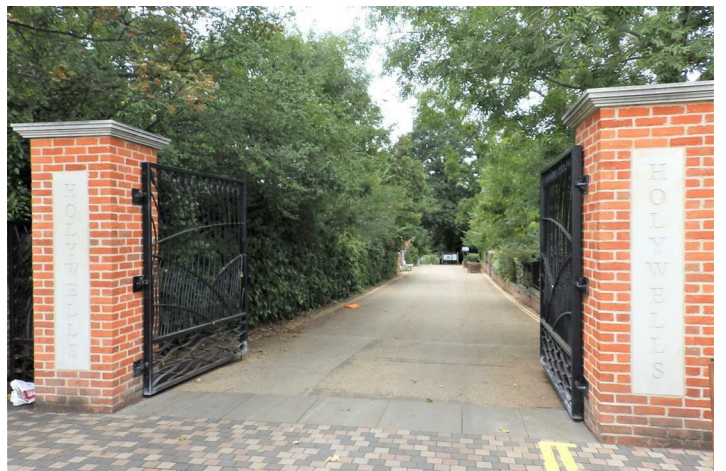
Council Tax Band B

We understand from the vendor that the ground rent from 1/3/24 to 31/08/24 is £197.50 payable every 6 months.

The service charge is £1,600.11 payable from 1/3/24 to 31/08/24. and every 6 months

Subject to Probate





Road Map



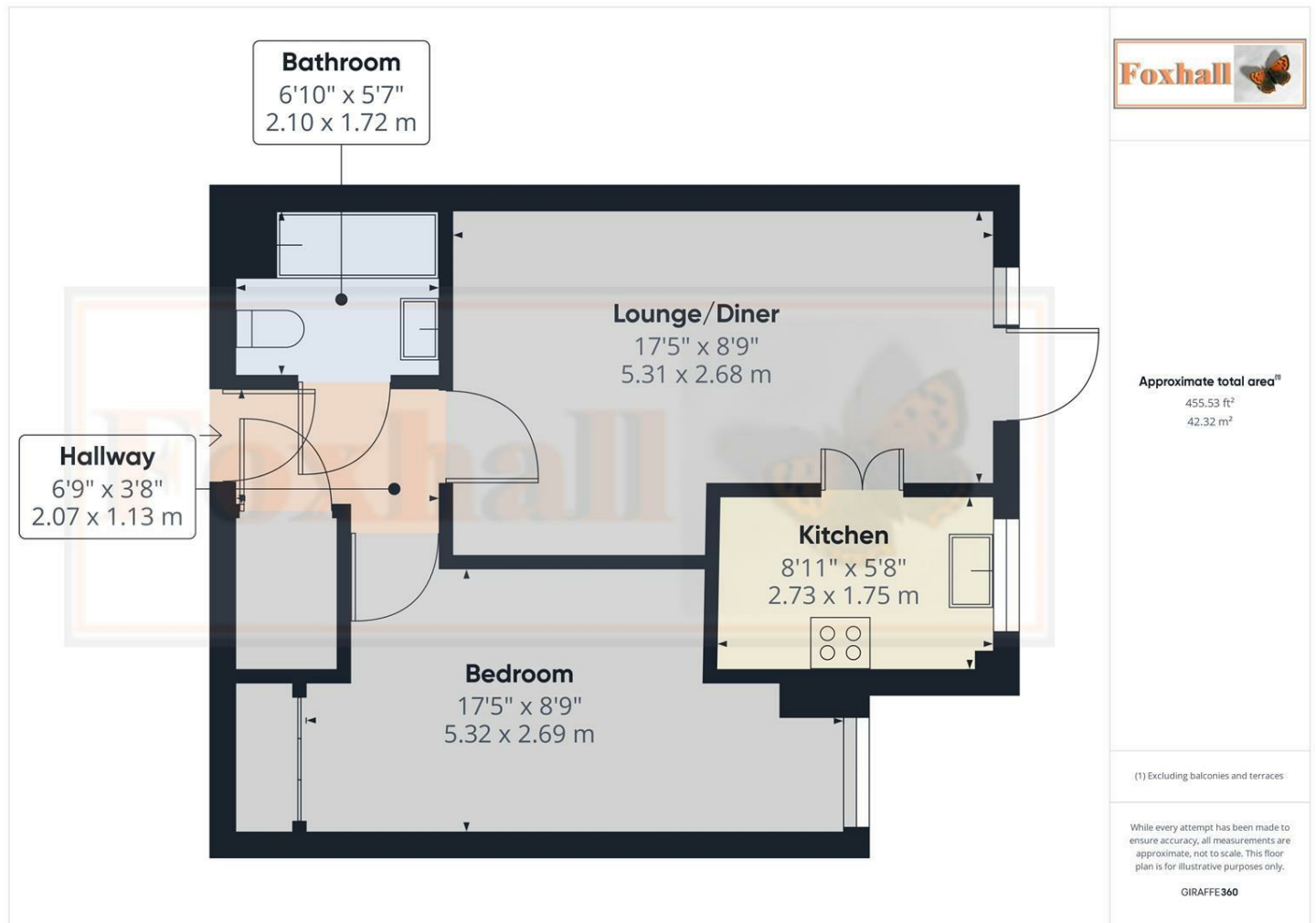
Hybrid Map



Terrain Map



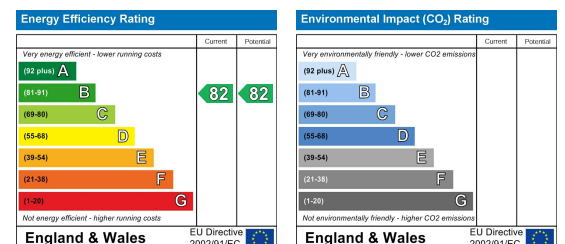
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.