

# Foxhall



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## Compair Crescent

South Ipswich, IP2 0EH

Offers in excess of £115,000



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## Communal Entrance

Secure entry door leading to stairs up to the first floor apartment.

## Entrance Hallway

Wall mounted entry phone system, large storage cupboard, and doors to all rooms, laminate flooring.

## Lounge/Diner

15'6" x 10'3" (4.74 x 3.13 )

Radiator, double glazed sliding door to the Juliette balcony, open through to the kitchen

## Kitchen

9'8" x 5'11" (2.97 x 1.82)

A well presented kitchen comprising base and eye level units, integrated gas hob with extractor over, integrated electric oven, single drainer sink with mixer tap over, space for a fridge/freezer, rolled worktops, tiled splashback and laminate flooring.

## Bedroom One

15'7" x 9'9" (4.75 x 2.99)

Double glazed window to front, radiator, carpeted flooring door leading to en-suite shower room.

## En-Suite

Shower cubicle, low level W.C., wash-hand basin with mixer tap over, extractor fan, tiled splashbacks and laminate flooring.

## Bedroom Two

11'9" x 8'11" (3.59 x 2.74)

Double glazed window to front, radiator, carpeted flooring.

## Bathroom

Panelled bath with mixer tap and shower over with screen, low level W.C., wash-hand basin with mixer tap, extractor, radiator.

## Outside

There are riverside communal gardens with a childrens play area, on development shopping and other amenities.

## Parking

The apartment comes with one residents parking permit and one visitors parking permit.

## Agents Notes

Tenure - Leasehold

Council Tax Band - B

Lease - 125 years from June 2007.

Ground rent - £250 per annum

Service Charge, inc Water £1596.10 per annum.

Buildings insurance to follow.





Road Map



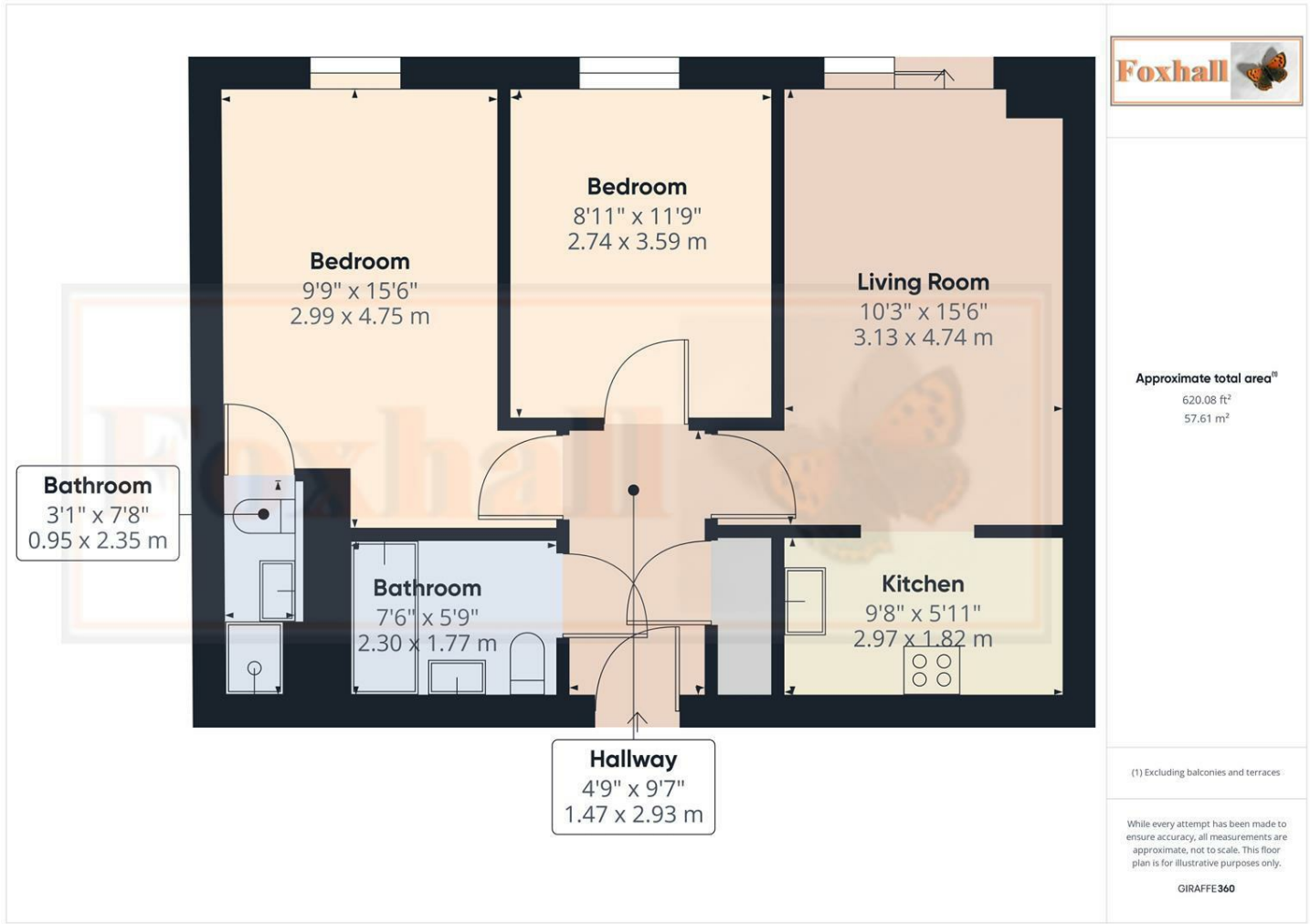
Hybrid Map



Terrain Map



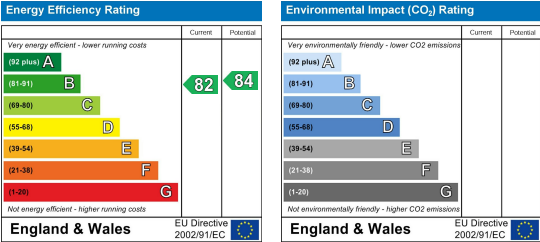
Floor Plan



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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