

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



Compair Crescent

South Ipswich, IP2 0EH

Offers in excess of £115,000



Compair Crescent

South Ipswich, IP2 0EH

Offers in excess of £115,000



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



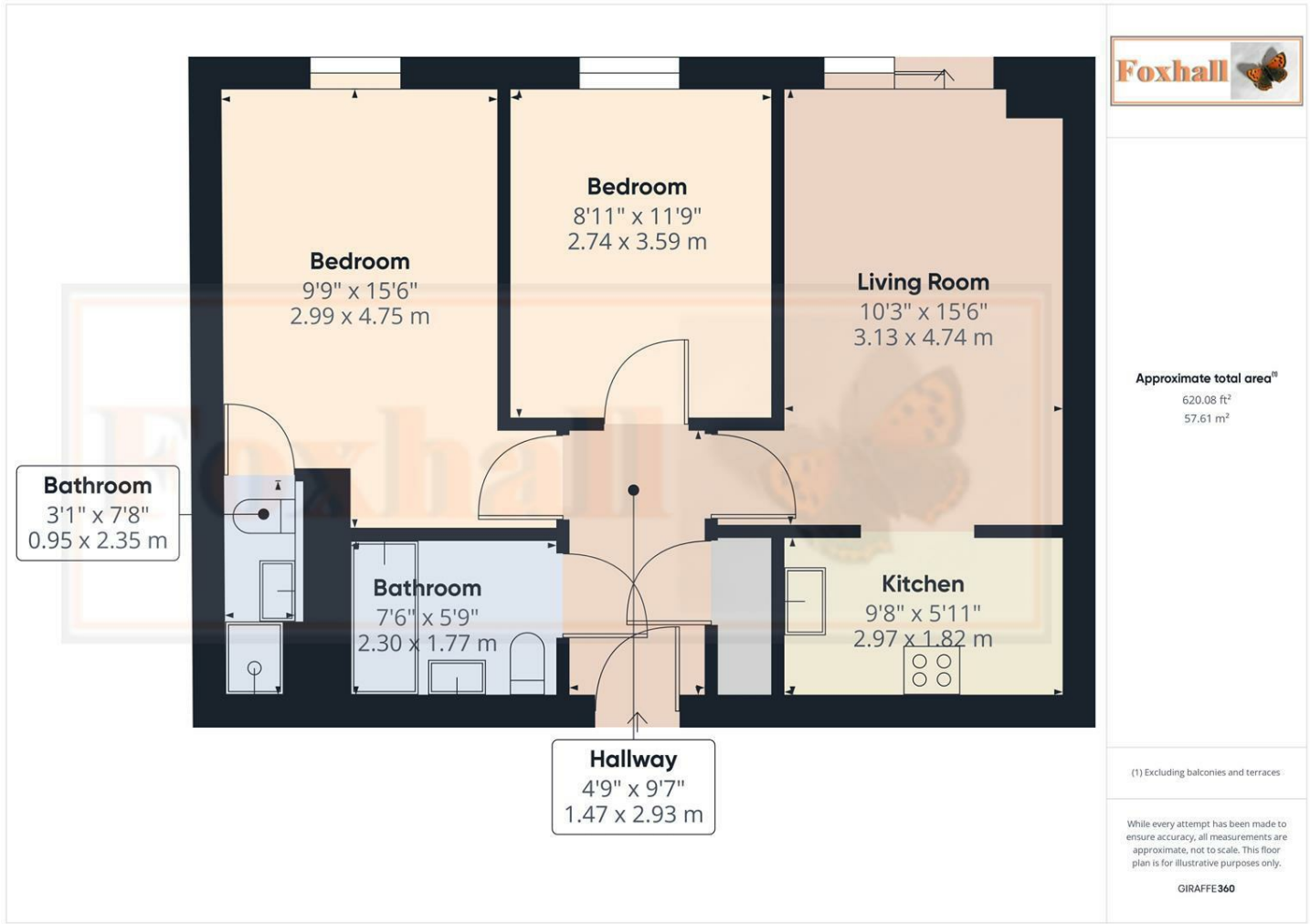
Hybrid Map



Terrain Map



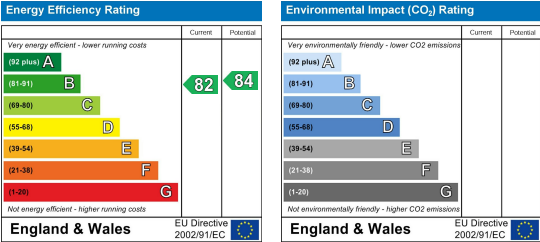
Floor Plan



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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.