

# Foxhall



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## Offord Close

Kesgrave, IP5 2DD

Offers over £160,000



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# Offord Close

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## Entrance Hall

Communal entrance door into communal entrance hall with stairs rising to second floor landing (please note that this landing only serves this apartment), with personal entrance door into entrance hall.

L-shaped entrance hallway with laminate flooring (fitted in January 2023), built in airing cupboard housing water tank, thermostat, further storage cupboard and doors to.

## Lounge / Diner

14'2 x 14'1 (4.32m x 4.29m)

Laminate flooring (Jan 23), double glazed window to front, two radiators, part panelled wall and door to kitchen.

## Kitchen

7'8 x 7'2 (2.34m x 2.18m)

A well fitted kitchen comprising one and a quarter bowl single drainer stainless steel sink unit with cupboard and appliance space under, a good range of roll top worksurfaces with drawers and cupboards under, wall mounted cupboards over, upright housing fridge/freezer, under counter oven with hob and extractor over.

## Bedroom 1

14'0 x 11'5 (4.27m x 3.48m )

Double glazed window to rear, radiator and built in wardrobes.

## Bedroom 2

9'9 x 8'11 (2.97m x 2.72m )

Double glazed window to rear, radiator and built in wardrobes.

## Bathroom

Panelled bath with mixer and shower attachment over,

low level W.C., pedestal wash hand basin, heated towel rail, downlighters and tiling to walls.

## Allocated Parking Space

There is one allocated parking space.

## Agents Note

Leasehold - 125 years (103 years remaining).

Council Tax Band B

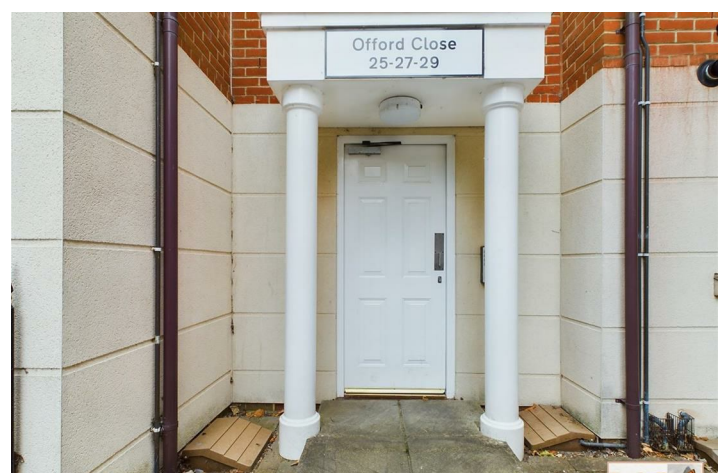
Ground Rent £200pa as at 13/07/24

Service Charge £1582.00 as at 13/07/24

Management Company Home from Home

We understand from the vendor the heating system was last serviced in January 2024





## Road Map



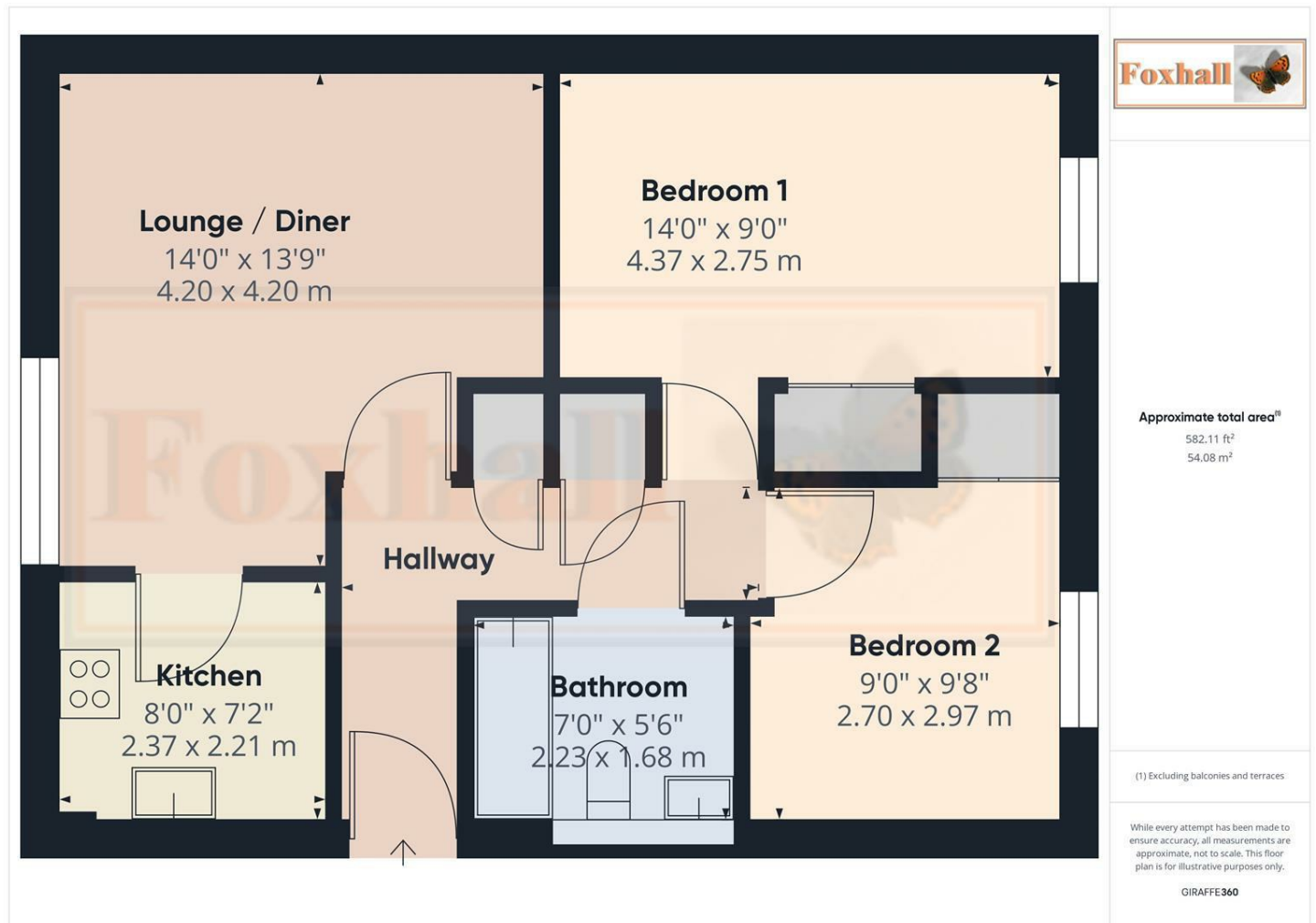
## Hybrid Map



## Terrain Map



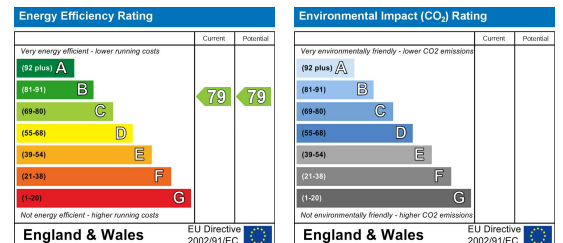
## Floor Plan



## 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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