

Foxhall



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Holme Oaks Court, Cliff Lane

South East Ipswich, IP3 0PE

Asking price £90,000



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Holme Oaks Court

NO ONWARD CHAIN - FIRST FLOOR RETIREMENT APARTMENT FOR THE OVER 60's WITH EXCELLENT OUTLOOK TO THE REAR OF THE DEVELOPMENT LOOKING ONTO THE GARDENS AND THE LOVELY TREES OF HOLYWELLS PARK BEYOND - LARGE BEDROOM - ACCESS DIRECT TO THE LANE THAT LEADS TO HOLYWELLS PARK - EXCELLENT PARADE OF SHOPS NEARBY ON CLIFF LANE PLUS BUS ROUTES INTO IPSWICH TOWN CENTRE - WELL FITTED KITCHEN WITH OUTLOOK TO THE REAR - SPACIOUS LOUNGE / DINER WITH WINDOW OVERLOOKING THE COMMUNAL GARDENS TO THE REAR - DOUBLE GLAZED WINDOWS AND ELECTRIC HEATING - CARPETS ALL RECENTLY CLEANED

Foxhall Estate Agents are delighted to offer for sale this nicely presented one double bedroom first floor apartment situated in one of the best positions within this sought after retirement development for the over 60's. The property is located a short walk to an excellent shopping parade, has access into the stunning Holywells Park extended to 28 hectares of picturesque grounds and has a bus stop within a short walk.

There are excellent communal facilities within the complex to include beautiful gardens, laundry and residents lounge. There is also a lift from the lower ground floor to the second floor.

The property has electric heating, double glazed windows and is being sold with no onward chain.

The accommodation comprises, spacious entrance hallway, lounge/diner with double doors opening to the well fitted kitchen, large bedroom with built in wardrobes, and bathroom.

There is a house manager between 9am-5pm with a pull cord system available which goes through to a care line in the case of an emergency during periods when the house manager is off duty and there is a 24 hour emergency response system.

Communal Entrance Hallway

Doors off to communal washroom and lounge with stairs and lift to all floors within the complex.

Entrance Hall

Personal entrance door into the apartment and the entrance hall, access to loft, cupboard with shelving ideal for storage of vacuum cleaner, spare bulbs etc., electric heater and pull cord and with doors to lounge, bedroom and bathroom.

Lounge / Diner

8'8" x 17'6" - 5'11" x 8'2" (2.66 x 5.34 - 1.82 x 2.51)

Picture window to rear overlooking the garden, Creeder wall mounted heater, double French doors opening through to kitchen and dining area.

Kitchen

5'9" x 9'0" (1.77 x 2.76)

Nice fitted kitchen with single drainer sink unit with views overlooking the garden, AG oven, hob and extractor hood above, fitted base drawers and cupboards and ample eye level units and integrated fridge.

Bathroom

3'6" x 8'11" (1.09 x 2.72)

Bath plus shower over and screen, fully tiled walls, vanity unit wash basin with cupboards beneath, WC, extractor fan, down flow fan heater, heated towel rail, door to airing cupboard with shelving.

Bedroom One

8'7" x 10'8" (2.62 x 3.26)

Window to rear, storage heater and built in wardrobes with mirror fronted folding doors with hanging and shelves storage space, pull cord and coved ceiling.

Communal Garden

There are 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 let residents have access to the lane that leads into Holywells park. There is no allocated parking however there is a car park that allows residents to park on a first come first served basis. There is also free parking along Cliff Lane itself.

House Manager

There is a house manager between 9am-5pm with a pull cord system available which goes through to a care line in the case of an emergency during periods when the house manager is off duty and there is a 24 hour emergency response system.

It is a condition of the purchase that residents be over the age of 60 years of age 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.

Holywells Park

Holywells Park extended to 28 hectares of picturesque grounds.

Agents Note

Tenure - Leasehold (106 years remaining)

Council Tax Band B

Ground Rent £395.00 payable 6-monthly

Service Charge £3,200.00

Restriction - minimum age of 60 (although a partner can go in from 55 upwards).

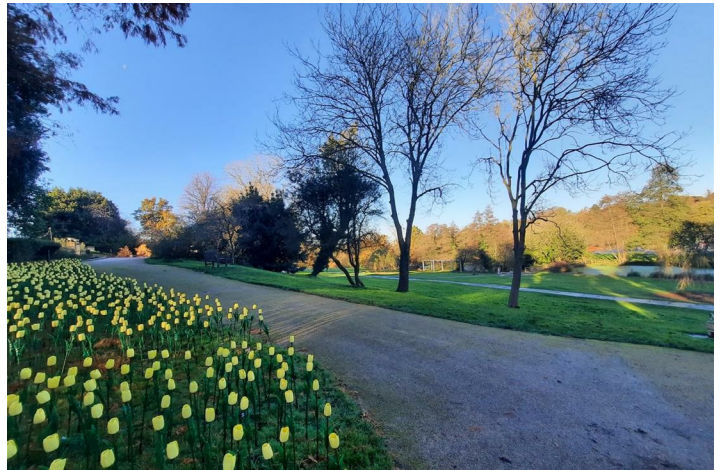
Small pets with permission only

Please note parking is a communal parking area and is on a first come first served basis.

These figures are to be confirmed by the purchasers' legal representatives.

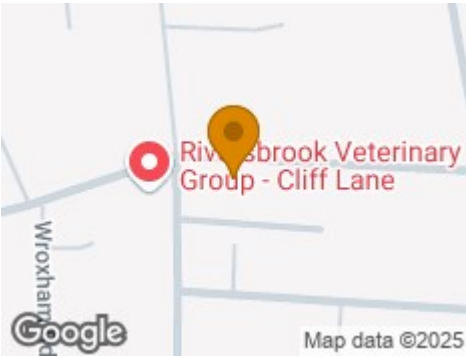








Road Map



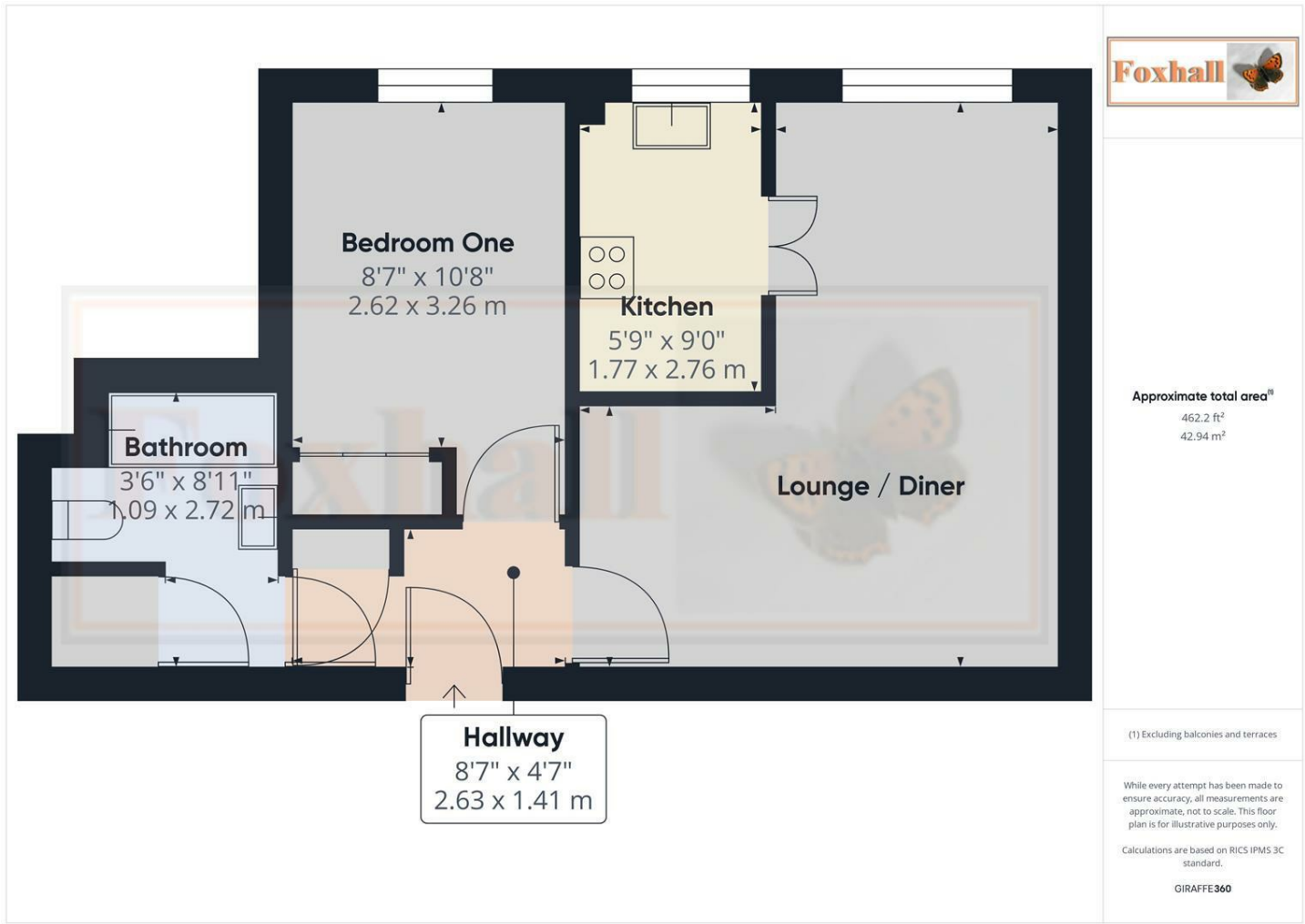
Hybrid Map



Terrain Map



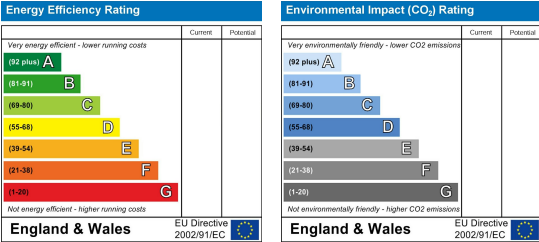
Floor Plan



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.