

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



Park Road

Christchurch Park, Ipswich, IP1 3SU

Offers over £210,000



Park Road

Christchurch Park, Ipswich, IP1 3SU

Offers over £210,000



Summary Continued

Also the replacement of some of the windows in a sash style double glazed units by FIS. In addition to this the property has been completely re-decorated throughout and has had a new front entrance door and re-tiling to the porchway flooring.

The position of the property being literally a thirty second walk to the Park Road entrance to the Christchurch park entrance and the best landscaped communal gardens on any apartment complex, that we have seen.

There is a very impressive crescent shape sweep in, sweep out driveway with an allocated car park space.

The communal landscaped gardens which are tended by regular visits from a professional gardener, have a number of different seating areas and are very well stocked with flower, shrubs and trees.

With Christchurch park literally on your doorstep and Ipswich town centre area a pleasant fifteen minute walk away you could not find a more beautifully and conveniently positioned apartment anywhere in the Ipswich area.

Reception Hallway

9'6" x 6'2" (2.90m x 1.88m)

The property has its own independent front entrance door accessed through a courtyard, new replacement composite front door with full height bottle glass side panel making it an impressive entrance from a tiled porchway. There is wooden herringbone parquet flooring in the hallway with doors to all rooms of.

Lounge

14'0" x 11'10" (4.27m x 3.61m)

Beautifully positioned lounge with double glazed sash

window opening with shutters, giving southerly facing direct views over the garden making this a very pleasant and sunny room for virtually the whole day. The focal point of the room is a beautiful late Victorian fireplace with hearth incorporating genuine open fire (this has not been used during the period of the current sellers ownership). There is also electric heating.

Bedroom One

12'0" x 11'9" (3.66m x 3.58m)

Electric wall heater, window to the front, fireplace surround with recess ideal for storage.

Bedroom Two

11'11" x 9'2" (3.63m x 2.79m)

Picture window to the rear, southerly facing with views of the gardens, electric heater, door to built in cupboard.

Kitchen

7'8" x 6'2" (2.34m x 1.88m)

Virtually brand new Wren fitted kitchen, comprises an excellent selection of contemporary style kitchen units, which include eye level cupboards with base cupboards and drawers. Hotpoint built in double oven, induction hob, single bowl sink unit with mixer taps, metro tiles, worksurfaces, plumbing for a washing machine, recess ceiling spotlights, new LVT flooring, window to the side. The kitchen is approached by a contemporary space saving sliding door from the hallway.

Bathroom

8'0" x 4'4" (2.44m x 1.32m)

Full width walk in shower with brand new Mira shower, fully tiled walls, heated towel rail, wash hand basin and new LVT flooring window to side and extractor fan.

W.C

Half tiled with contemporary style tiles, LVT flooring, low level W.C, wash basin and access to roof void space

Front Communal Garden / Driveway

The building has a very impressive sweeping in out crescent shaped driveway with communal garden area with large established tree. The front garden is an absolute picture of colour in the spring with bulbs etc. There is an allocated car parking space in the front of the building. Wrought iron double gates lead to the courtyard area and the independent direct access into the apartment.

Rear Communal Garden

7966'3" (2428.114)

One of the major selling points of this property is the idyllic rear gardens which stretch to approximately 0.6 of an acre. The gardens situated in possibly the most sought after position in the whole of the highly popular Christchurch park area the gardens are southerly facing and slope gently down to Christchurch park, with actual views from the rear over the park itself. There are many different areas within the landscaped gardens including a lovely patio with seating area, further area enclosed by hedging, lovely lawns, a further fully enclosed almost secret garden accessed via a archway and a communal washing line area.

Immediately in front of the building are areas of flowers and shrubs ,with a path leading down to the rear with magnolia, flowering apple trees and rockery area. The gardens are an absolute delight.

Christchurch Park

Agents Notes

Tenure - Leasehold -

Length of lease is 999 year from 29th December 2015

Ground rent = Peppercorn

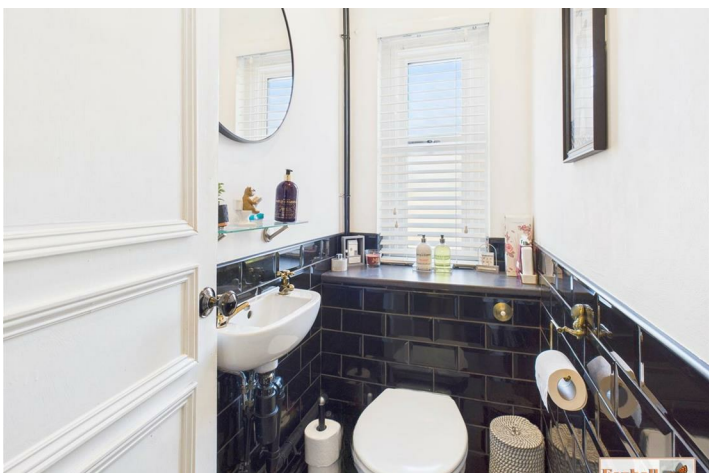
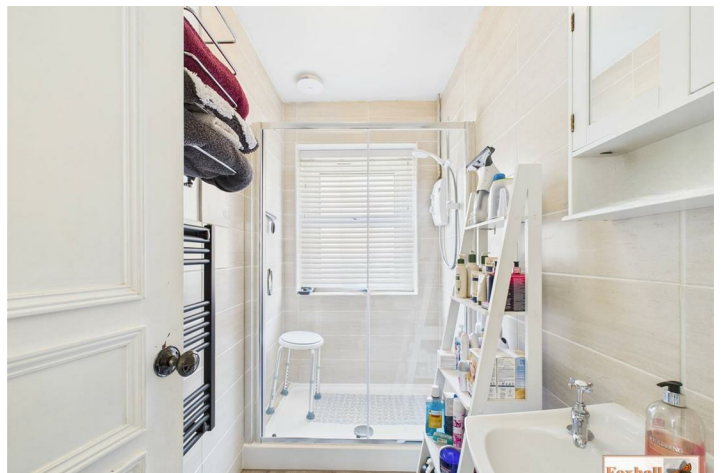
Service charge totals £2,344.16 and can be paid in two halves. This includes provisions for gardener for the communal grounds, communal bins and buildings insurance.

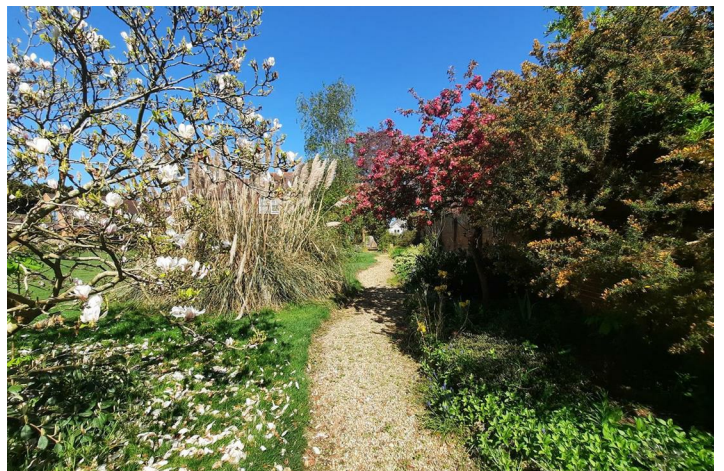
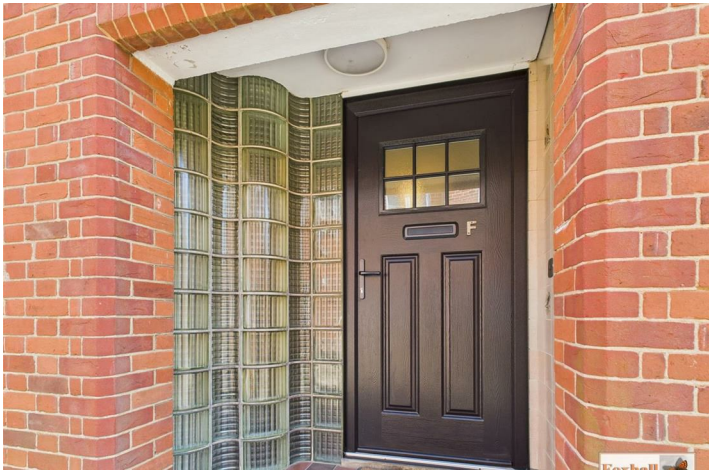
Terms of the Lease state a housecat is allowed.

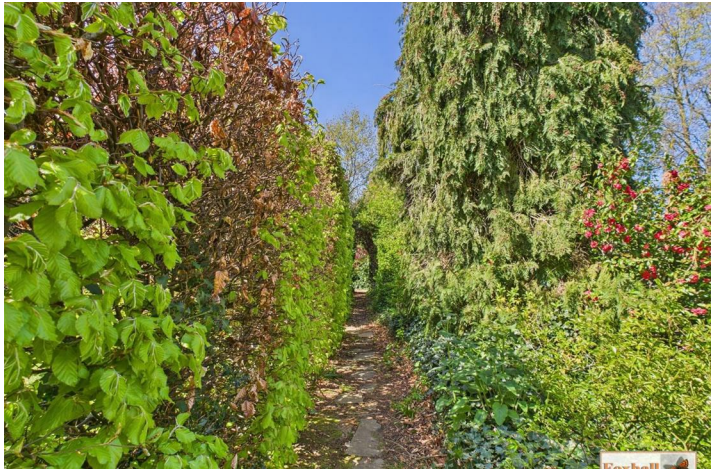
Property is within a conservation area but the building is not listed.

**Pending update on service charges depending on tribunal outcome **

Council Tax Band - B







Road Map



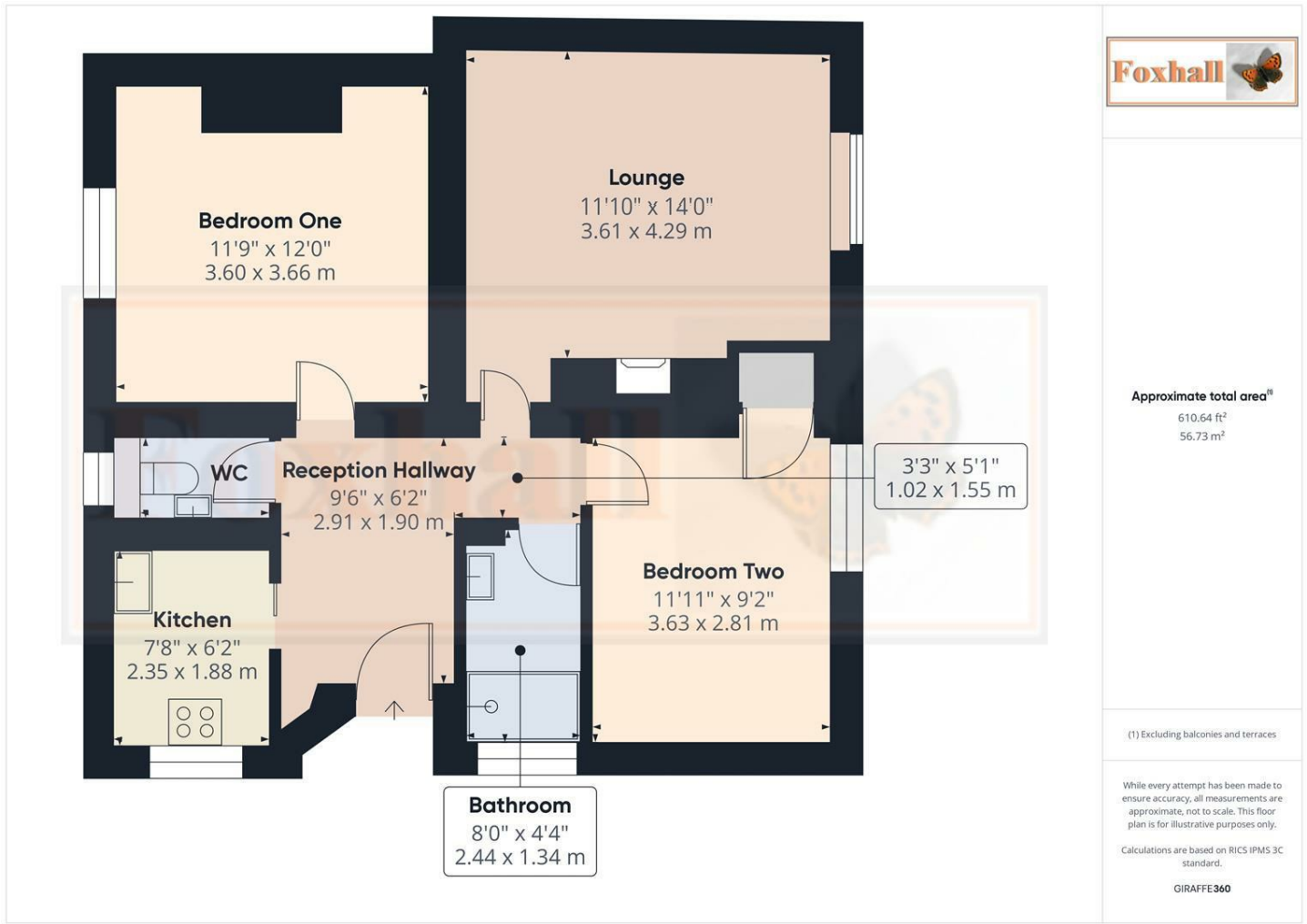
Hybrid Map



Terrain Map



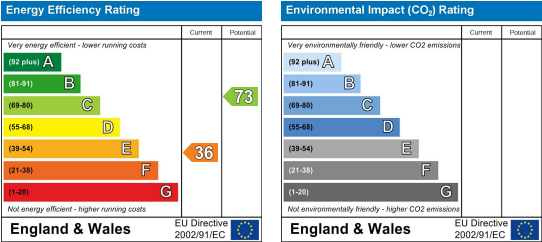
Floor Plan



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.