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Bosmere Court, The Causeway

Needham Market, Ipswich, IP6 8BQ

Asking price £58,000



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Summary Continued

The development includes a laundry room, a separate kitchen, lovely extremely spacious communal lounge and dining room, complete with a piano, where social activities take place throughout the week.

Additionally, there is a lovely, fully enclosed, southerly facing communal garden which is ideal for sitting out having a morning cuppa, an afternoon glass of wine or alfresco dining. There is a good social scene at the property to enjoy.

The service charges cover the site manager, buildings insurance, water bills, maintenance of the building and grounds and communal areas, lounge and laundry.

The apartment is extremely well presented and in good decorative order, carpets have been recently cleaned. With no chain involved it is empty and ready to move into. All blinds and curtains at the property are to remain.

Car park spaces within the grounds of Bosmere Court are potentially available for separate lease and we would recommend interested parties speak to the site manager Sue regarding this. For visitors there is plenty of off street parking in both The Causeway and in Theobald Close, immediately opposite which has communal parking bays.

Within a short walking distance of the development is a library, community centre, and all the local shops and facilities of this bustling market town.

Reception Hallway

Personal front door leading direct from communal hallway into reception hallway with doors to all doors off, door to a large tall cupboard ideal for storage of coats, vertical vacuum cleaner etc with shelves, a

second cupboard which is an airing cupboard which has a new Strom water heater replaced (within two years), which is a much smaller and efficient design which has increased the amount of shelved storage space there is now within the airing cupboard.

Lounge / Diner

18'8" x 10'1" (5.69m x 3.07m)

Lovely double aspect lounge with picture window to front overlooking School Street to one side and a picture window overlooking The Causeway, meaning that there's plenty of things to see from the window to sit and watch the world go by, making this a very pleasant room being full of natural daylight. A good size modern replacement electric radiator heats the room comfortably.

Kitchen

7'9" x 7'5" (2.36m x 2.26m)

Modern kitchen with integrated fridge and freezer, single drainer Blanco sink unit, Indesit four ring electric hob and separate integrated Indesit electric oven. Excellent selection of modern fitted units comprising base drawers, cupboards under with work surfaces over and eye level cupboards. Window to side and also the fact it opens through to the lounge making this another bright room full of natural daylight. There is a curtain which can be put across the entrance to the kitchen if required and this will remain.

Bedroom

14'3" x 8'3" (4.34m x 2.51m)

Very good sized double bedroom with a Dimplex wall mounted panel heater and window to side.

Shower Room

6'11" x 5'0" (2.11m x 1.52m)

Modern replacement bathroom with large walk-in double size shower enclosure with screen and

replacement Mira Sport wall mounted shower. Vanity unit wash hand basin with cupboards beneath, W.C. eye-level cupboards, heated towel rail, fully tiled walls, extractor fan, tiled floors and an illuminated mirrored cabinet.

Communal Facilities

With laundry area of washing machines and tumble dryers.

Needham Market

Historic Needham Market High street is a short walk and enjoys a wealth of local shops and amenities, the High Street offers a range of independent local stores including a post office, beauticians, hairdressers and a convenience store. Whereas in the wider Needham area there is a doctors surgery, pharmacy, dentist and two large Co-op stores and a local vets practice.

Agents Notes

Tenure - Leasehold 125 year lease from 24/06/1988 (88 years remaining)

Council Tax Band - B

Minimum age - 60 years

Annual Service Charges £3136.24

Small pets may be considered by discretion of site manager and approval.







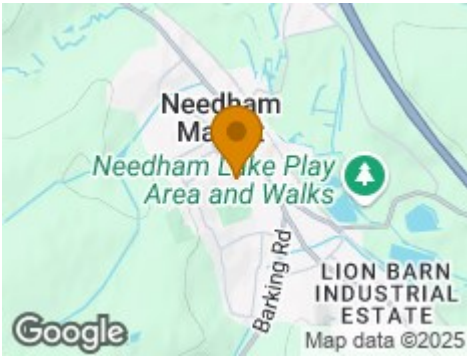
Road Map



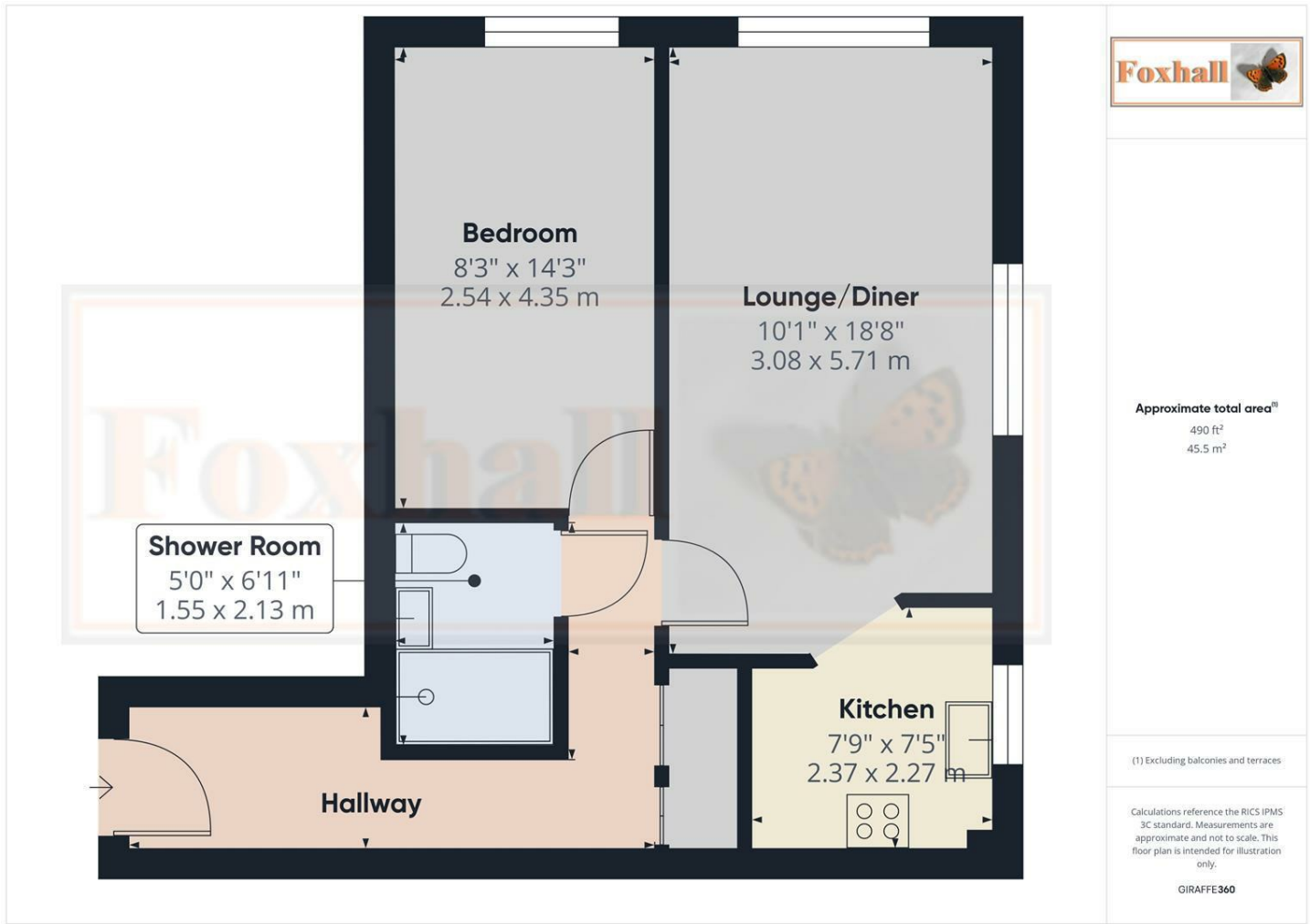
Hybrid Map



Terrain Map



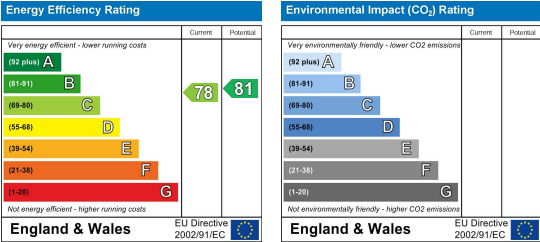
Floor Plan



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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