

# Foxhall



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## Westerfield Road

Christchurch Park, Ipswich, IP4 2UJ

Guide price £585,000



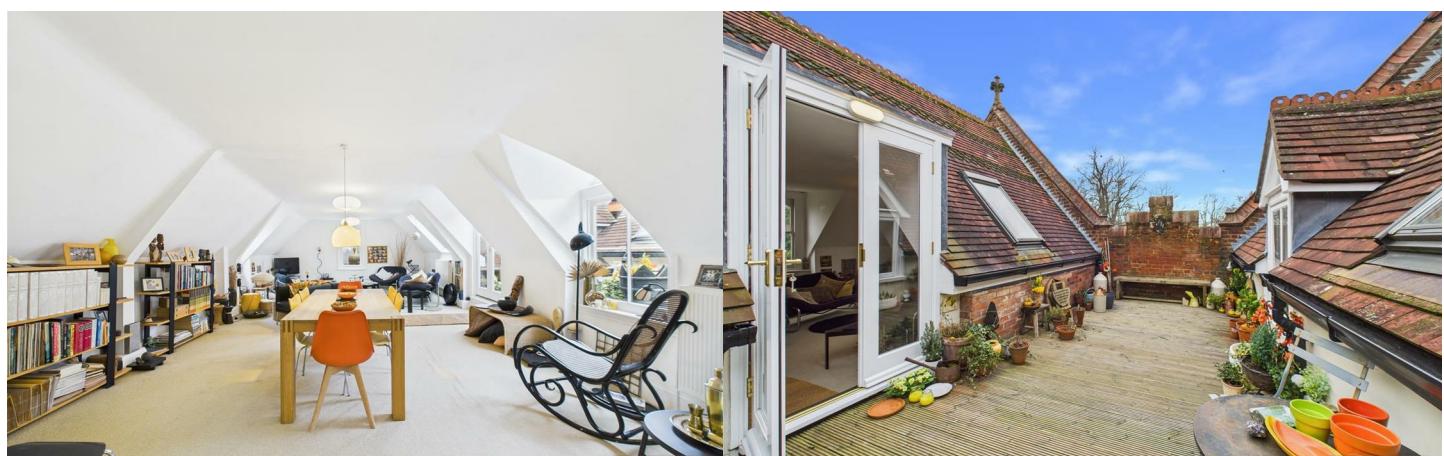
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#### Summary Continued

Access to the apartment is made via intercom through the main building reception hall which is steeped in character having retained the original high skirting boards, detailed coving, ornate corbels and sweeping stairs with large original stained glass window. The apartment also comes with an additional two cellar rooms which have light and power and locked doors accessed via a communal hallway at the rear of the property. There is also a walled area for bin and bike storage. There are communal gardens and also access to Westerfield Court Gardens..

The apartment is in a sought after position only a 10 minute walk away into the town centre area and also being located opposite Christchurch Park entrance. Offering an excellent purchase for someone looking for an apartment in a sought after development and location. The top floor aspect of the apartment not only enhances the views but also provides a very secure feel.

Located towards the northern outskirts of Ipswich and is set back off the main road in one of Ipswich's most sought after locations and falls within the highly regarded Northgate High School catchment area. With easy access by both car, bus and walking to Ipswich town centre and waterfront and also out to the A14 / A12 this property is conveniently located for many local amenities.

There are three exclusive apartments in the building one on each floor and new owners are leaseholders with a share of the freehold. You will become a Director of 26 Westerfield Road Management Group and therefore works and maintenance will be agreed and decided between yourself and the other two apartments/shareholders

#### Communal Entrance

Door into the main building, tiled flooring, high ceilings with ornate cornice and ceiling rose, original doors through to the reception area. There is a intercom and outside light for the three apartments.

#### Communal Reception

High ornate skirtings, corbels, ornate coving, ceiling rose, stairs up to the apartment, feature fireplace and a storage heater.

#### Penthouse Internal Reception

9'3 x 8'5 (2.82m x 2.57m)

Door in, tiled floor, radiator, stairs up to the apartment, area underneath the stairs for storage and a large storage cupboard.

#### Landing

Open plan hallway, two radiators, two windows looking out onto the roof terrace, carpet flooring, spotlights, airing cupboard, door to the family bathroom and doors to bedrooms one, two and three and a raised display platform and stairs leading down with a Velux window, intercom and pendant and spotlights.

#### Lounge / Diner

30'4 x 16'5 (9.25m x 5.00m)

Two sash windows, one standard window and a Velux window with unobstructed views over Christchurch Park., aerial point, phone point, carpet flooring, two radiators and archway through to the kitchen/breakfast room.

#### Kitchen / Breakfast Room

16'3 x 14' (4.95m x 4.27m)

Comprising of wall and base units and cupboards and drawers under, work surfaces over you've got a Asterite 1 1/2 sink bowl unit with a mixer tap over, space for a Belling freestanding oven with stainless steel extractor hood over, space and plumbing for a dishwasher, space for a full height fridge freezer, space for a further under counter fridge, freezer or dryer. Plumbing and space under counter for a washing machine, splash-back tiling. Sash window and also a Velux window in this area with views over the Westerfield Court garden, radiator, tiled flooring, archway through to the Lounge diner and the hallway, access to the loft hatch and spotlights.

## **Roof Terrace**

**30'4 x 9'11 (9.25m x 3.02m)**

Decked roof terrace with views directly over Christchurch Park. Fantastic central entertaining area for the property very secluded gives a garden area to the property, at arms reach even up on being the penthouse. Sheltered on three sides by the roof gives a fantastic suntrap for owners to have an alfresco dining and entertaining area.

## **Bedroom One**

**19'10 x 16'6 (6.05m x 5.03m)**

Window overlooking the roof terrace, Velux overlooking the roof terrace and a sash window overlooking Christchurch Park, double built-in wardrobes and a door to the ensuite and two radiators and an aerial point.

## **En-Suite Shower Room**

**10'5 x 2'11 (3.18m x 0.89m)**

Walk-in shower cubicle pedestal wash hand basin, low-flush, WC, tile floor, tiled splash-back, extractor, fan, spotlights, shaver point and a radiator.

## **Bedroom Two**

**13'9 x 11'5 (4.19m x 3.48m)**

Carpet flooring, sash window and a radiator.

## **Bedroom Three**

**11'6 x 11'1 (3.51m x 3.38m)**

Sash window, radiator, carpet flooring and a loft hatch.

## **Four Piece Bathroom**

**10'5 x 8'6 (3.18m x 2.59m)**

This is a four piece family bathroom with a large oval corner bath with a mixer tap and handheld shower attachment over, low-flush WC, bidet, pedestal wash hand basin, splash-back tiling, carpet flooring, spotlights, obscure sash window, radiator and a shaver point.

## **Cellar Rooms**

**9'5 x 9'2 / 9' x 5'11 (2.87m x 2.79m / 2.74m x 1.80m)**

Two rooms accessed via a communal area down the steps at the back of the property all separately locked with power and lighting and a little window. Equally all of the other cellar rooms with the other apartments are accessed together here with fuse boards.

## **Communal Gardens, Storage and Parking**

A shared block paved driveway coming into the property leading to shingle area with two parking spaces and further guest space if required. Communal gardens with mature borders with mature trees and shrubs and planting. Pathway to the front entrance door, double metal gates and a attractive brick wall. There is a communal area for bins access via the gate at the back of the walled part of the property where the entrance to the cellar rooms is also located.

## **Local Area and Christchurch Park**

Opposite the property is Christchurch Park so for anybody who is keen is a keen on cycling, walking or dog walking, Christchurch Park entrance gate is opposite.

There is also convenient bus stop for in to town and out of town right outside of the driveway and over the road.

## **Agents Notes**

Tenure - Leasehold with a 1/3 share of Freehold

Council Tax Band - E

New owners will become directors of 26 Westerfield Road Management Group. There is also another £100 per month payable for maintenance of the communal gardens, cleaning and power in the communal areas.

They will also hold one share in the Westerfield Court Management Company annual payment of average £300 per annum.

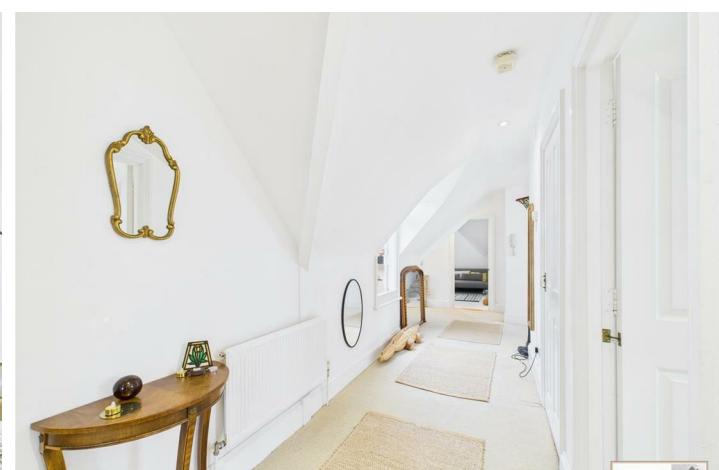
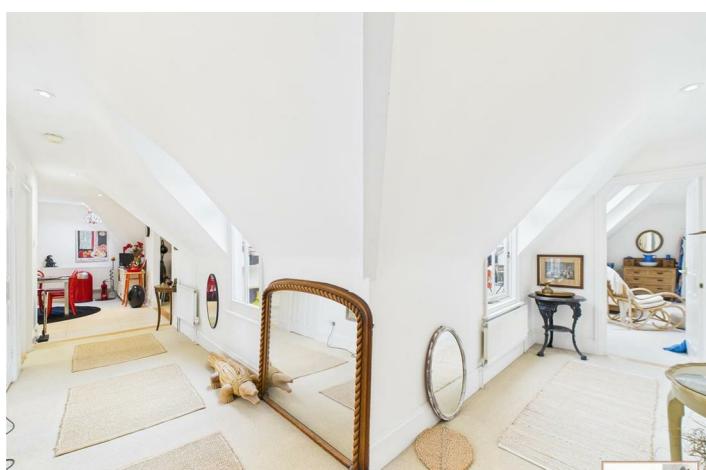
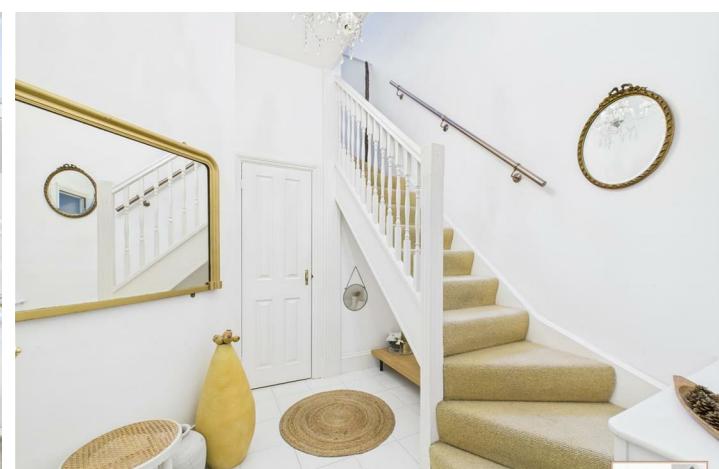
An independent roof survey was carried out 2-3 years ago and identified no need to any works / maintenance potentially for another 40-50 years.

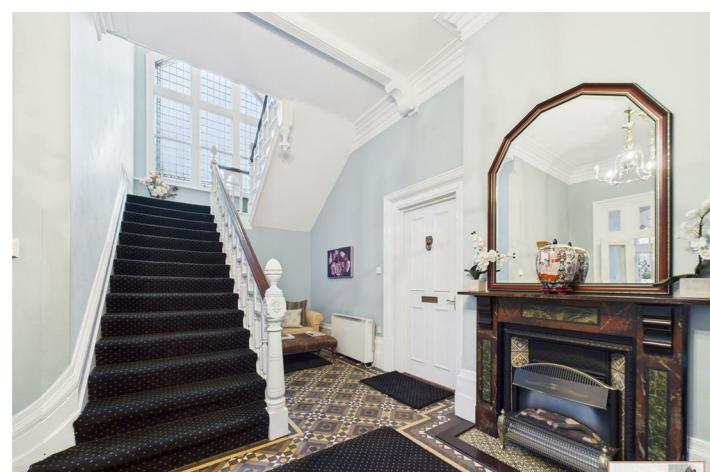
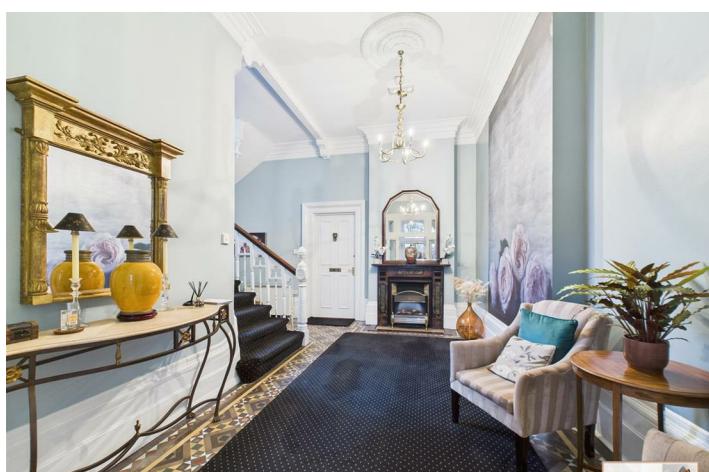
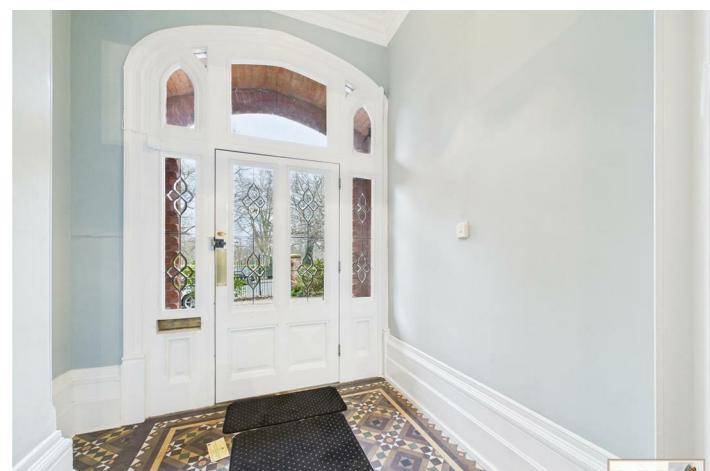
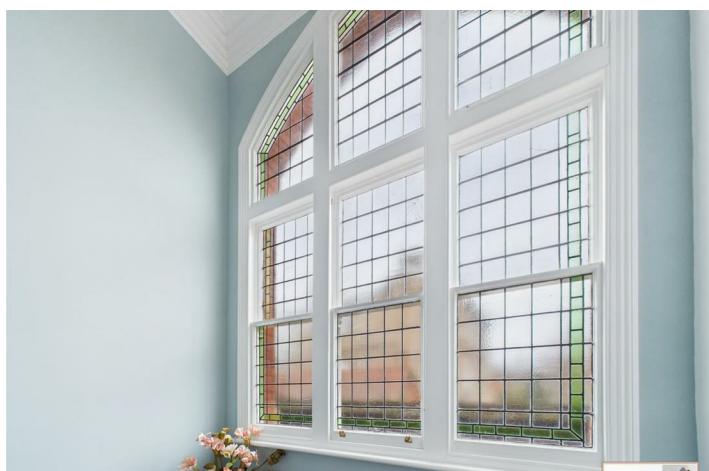
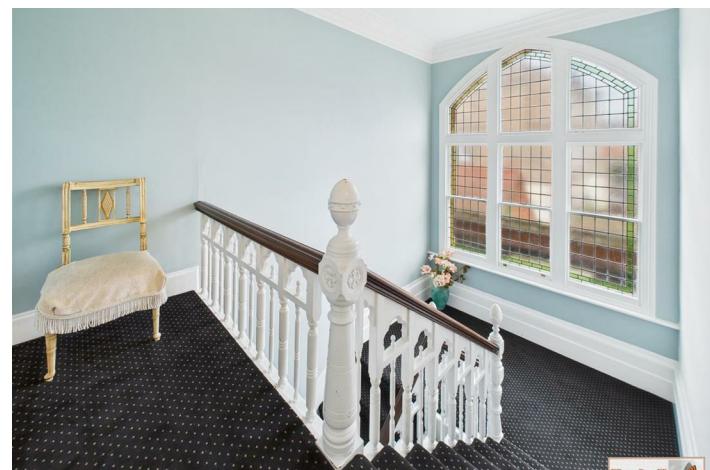
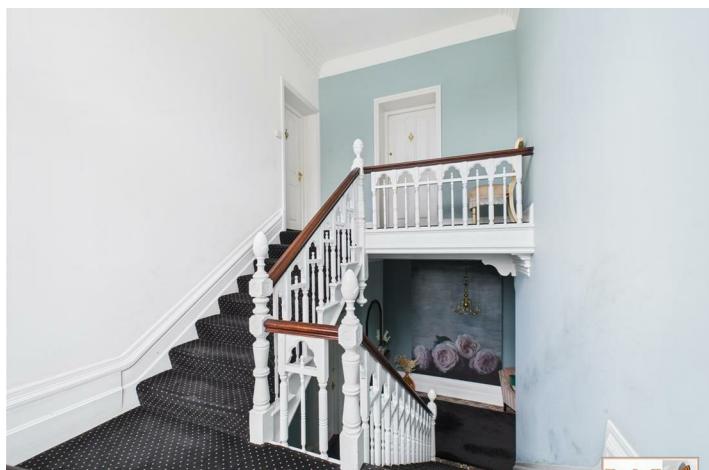
Small dogs are allowed with written agreement of other two apartments.

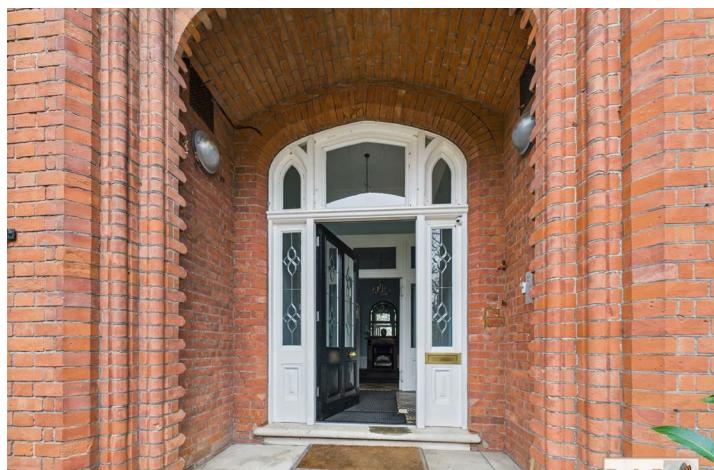
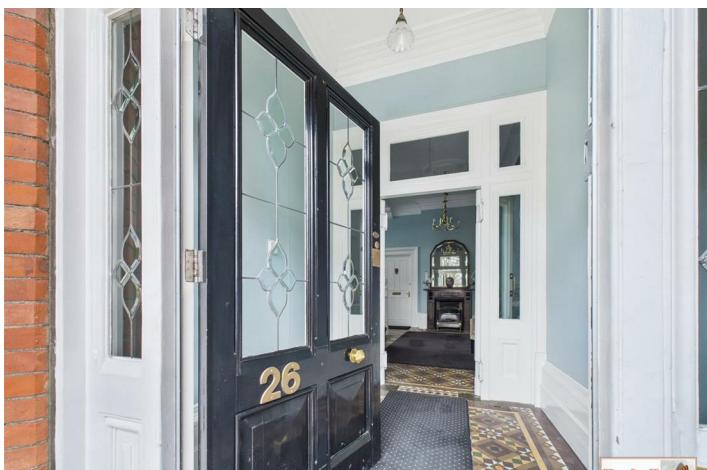
The apartment cannot be rented out and must be for use of the purchasers and their residence.

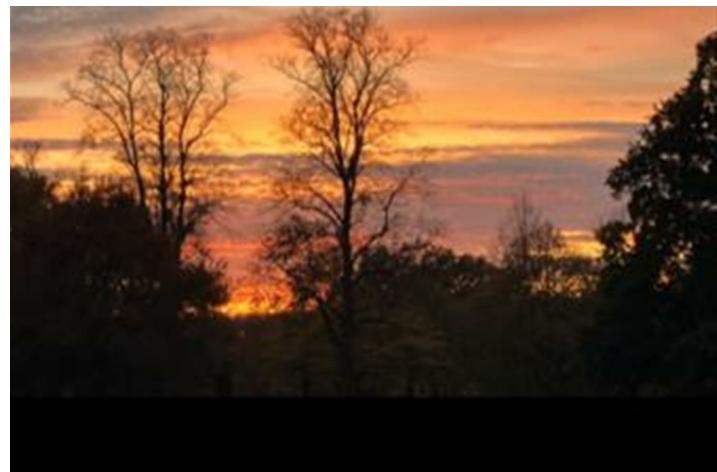












## Road Map



## Hybrid Map



## Terrain Map



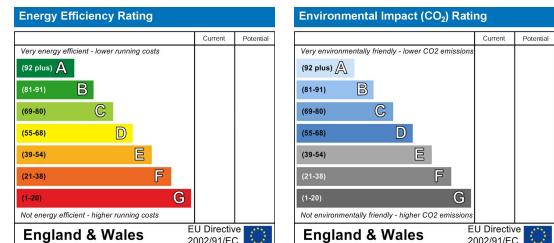
## Floor Plan



## 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.