



Norwich Road, Ipswich,
£90,000

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CHAIN FREE: A great opportunity to acquire this well planned over 60's one bedroom retirement apartment located on the ground floor. The residence is ideally located for local shops and the town centre.

- RETIREMENT APARTMENT
- OVER 60'S
- GROUND FLOOR
- ONE BEDROOM
- SHOWER ROOM/WC
- WARDEN PULL CORD SYSTEM
- COMMUNAL GARDENS
- COMMUNAL LOUNGE
- GUEST ROOM (SUBJECT TO AVAILABILITY)
- CLOSE TO SHOPS AND FACILITIES.

PROPERTY:

Welcome to this charming retirement apartment located on Norwich Road in Ipswich. This delightful property features a cosy reception room, perfect for relaxing. The apartment boasts one spacious bedroom with built in wardrobes, providing a comfortable and peaceful retreat. You'll also find a well refitted shower room, offering convenience and functionality.

Situated in a prime location, this apartment is ideal for those looking to enjoy their retirement in a lovely setting. With easy access to local amenities and transport links, you'll have everything you need right at your doorstep. Whether you're looking to downsize or simply seeking a peaceful abode, this property offers a wonderful opportunity to embrace a relaxed lifestyle.

Don't miss out on the chance to make this retirement apartment your new home. Contact us today to arrange a viewing and start envisioning the retirement lifestyle awaiting you at Norwich Road, Ipswich.

Council Band: Band B
Ipswich



**LOCATION:**

Westwood Court is located just off Norwich Road in the popular North-West of Ipswich. The property is located in its own grounds. Norwich Road gives easy access to the A12 and A14, as well as to the town centre and thriving waterfront. A small parade of shops is within a few minutes' walk of the property.

COMMUNAL ENTRANCE:

Entrance via main doors with security intercom access. Although the property is on the ground floor there are lifts and stairs to all floors.

ENTRANCE HALLWAY:

7'7 x 6'10 (2.31m x 2.08m)

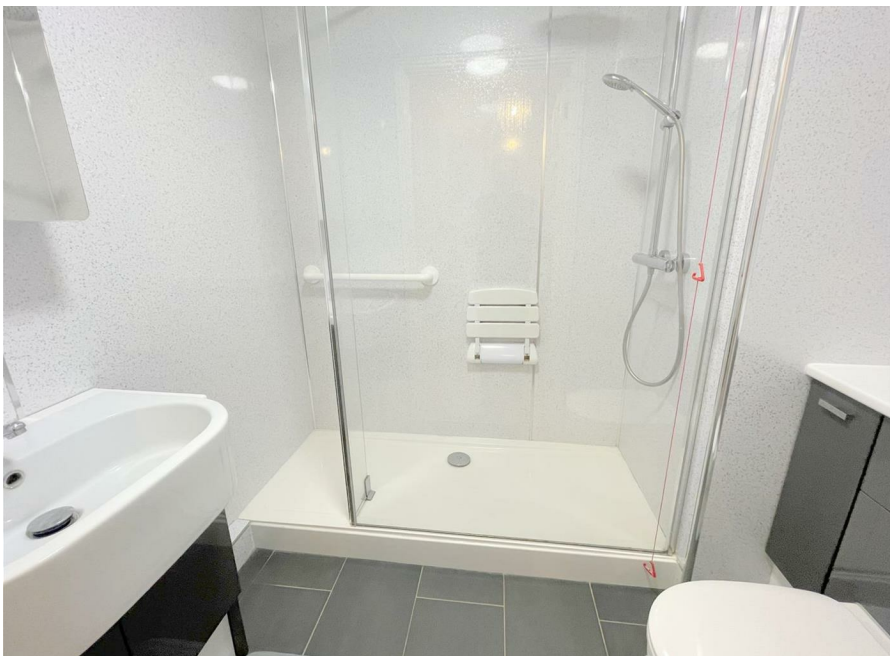
Security entrance phone, emergency pull cord, walk in cupboard housing hot water cylinder and ample storage and laminate flooring.

LOUNGE/DINER:

22'4 x 10'7 (6.81m x 3.23m)

Electric storage heater, emergency pull cord, double glazed window and door to communal garden and glazed double doors to:-





KITCHEN:

7'7 x 6'6 (2.31m x 1.98m)
Emergency pull cord, double glazed window to one elevation, single bowl sink unit inset work top with cupboards under, floor standing cupboards and drawers, adjacent work tops, wall mounted cupboards, filter hood over four ring ceramic hob, electric oven inset to tall standing unit, space for fridge freezer and further space for domestic appliance and tiled flooring.

SHOWER ROOM/WC:

6'8 x 5'6 (2.03m x 1.68m)
Extractor fan, wall mounted downflow heater, low level WC with concealed cistern, wash hand basin inset vanity and cupboards under, walk in large shower unit with screen and fold down seat and tiled flooring.

BEDROOM ONE:

18'5 x 9'2 reducing 5' 2 (5.61m x 2.79m reducing 1.52m 0.61m)
Double glazed window to one elevation, electric storage heater, emergency pull cord and built in double wardrobe cupboard with folding mirror doors.

COMMUNAL AREAS:

Communal residents lounge
Communal laundry
Communal gardens
communal guest room (subject to availability)

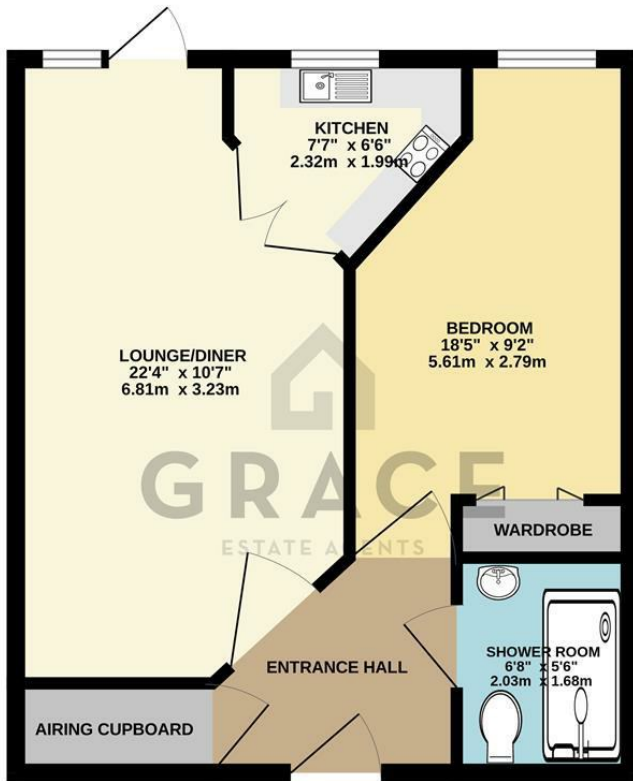
LEASE DETAILS:

Lease length: 125 years
Lease left: approximately 99 years
Service charge approximately: £3,000 per annum (collected twice a year £1,500 x 2) normally March & September
Ground rent £500 per annum collected twice a year (£250 x2)

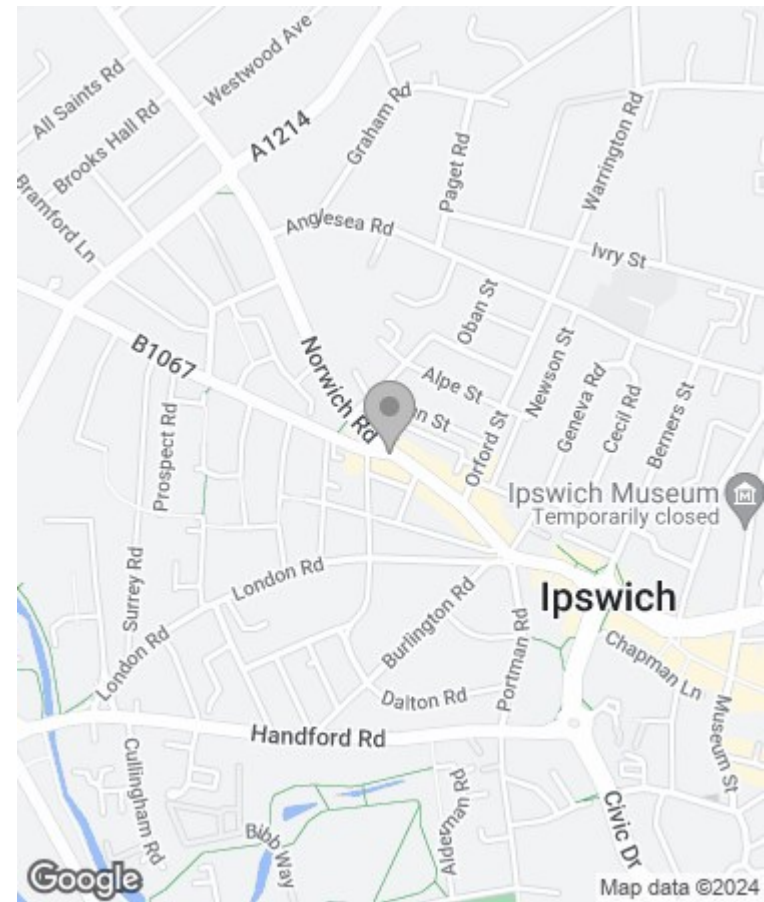




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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.

