



Flat 48, 50 Cliff Lane, Ipswich
Ipswich

Prices From **£169,995**



Flat 48

50 Cliff Lane, Ipswich

Potters Estate Agents are delighted to present this exceptionally spacious two-bedroom second floor retirement apartment, located within a highly regarded development for the over 60's (or for couples, where one is 60+ and the other over 55).

Positioned on Cliff Lane, just east of Ipswich town centre, the development enjoys direct access into Holywells Park, with a convenient shopping parade almost opposite and regular bus services to the town centre and hospital.

This bright and welcoming apartment is one of the largest layouts within the development and is offered with **no onward chain**. The property further benefits from superb communal gardens, residents' lounge, on-site House Manager (9am–5pm), communal laundry facilities and a 24-hour emergency Careline system.



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Accommodation comprises:

- **Spacious Entrance Hall** with secure entry system, large storage cupboard housing hot water system, and doors to all rooms.
- **Lounge (17'5" x 10'10")**: A well-proportioned reception room with front-facing double glazed window, feature fire surround and modern electric heater.
- **Kitchen/Breakfast Room (L-shaped, 11'11" x 7'9" plus 5'4" x 3'10")**: Fitted with a range of wall and base units, breakfast bar, oven and electric hob with extractor, and front-facing window.
- **Bedroom One (19'9" x 10'0")**: An impressively large double bedroom with fitted wardrobes, dresser units, and en-suite shower room.
- **En-Suite (7'7" x 4'7")**: Shower cubicle, wash basin with storage, WC and wall heater.
- **Bedroom Two (L-shaped 17'11" x 17'8" max)**: Another generously sized double bedroom with side aspect window.
- **Bathroom (5'7" x 6'10")**: Panel bath with shower over, wash basin with storage beneath, WC and wall heater.

Outside & Communal Areas:

The development offers beautifully maintained communal gardens, a residents' car park (unallocated, first come first served), secure gated pedestrian access to Holywells Park, and free on-street parking nearby.





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Key Information:

- Leasehold: 104 years remaining
- Service Charge: £4,874.14 per annum
- Ground Rent: £460.00 per annum
- House Manager (9am–5pm) plus 24-hour Careline system

This rarely available apartment is one of the largest within the development and an excellent opportunity for those seeking a spacious home in a well-connected and welcoming community.



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Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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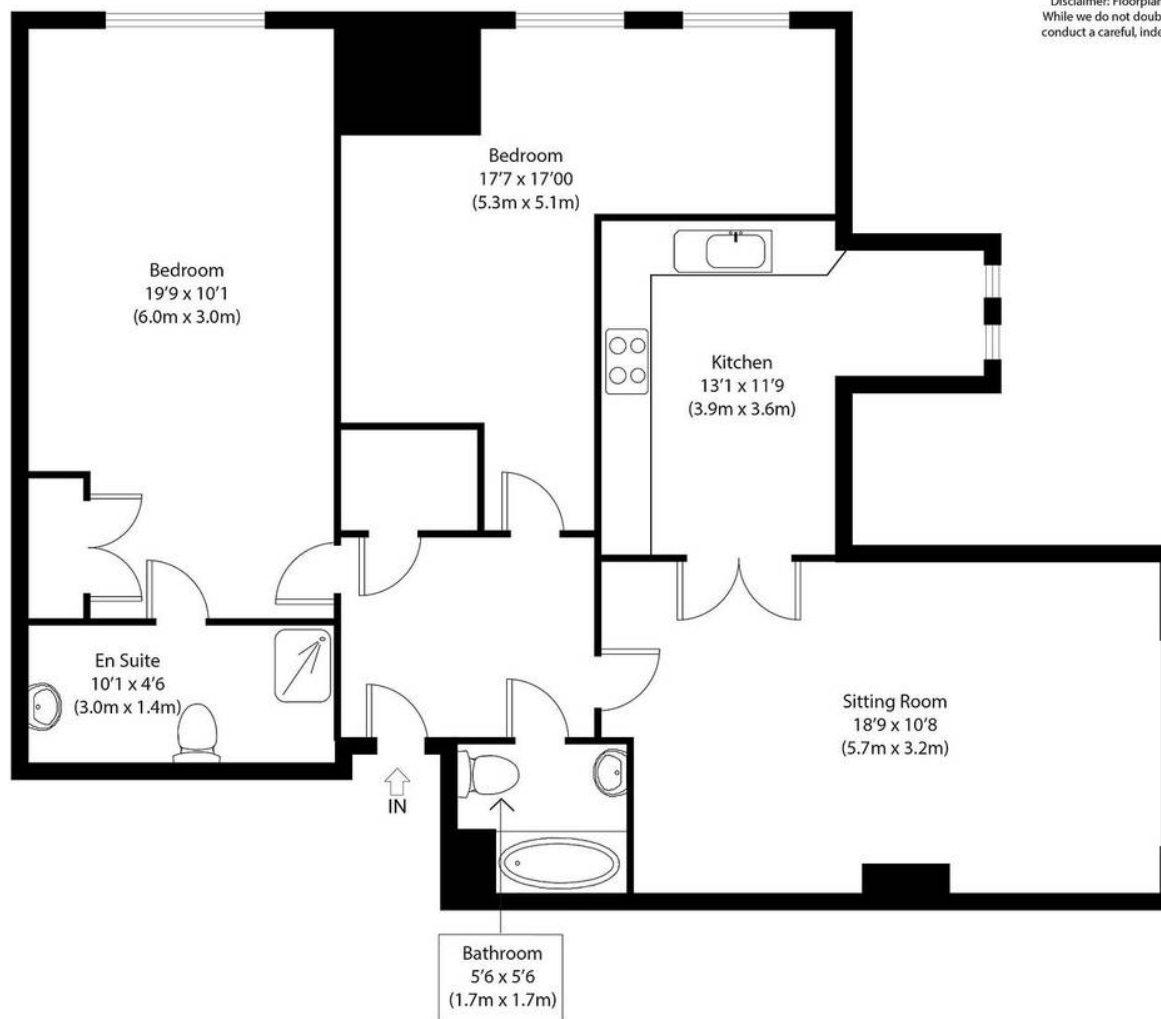




Second Floor

Approximate Gross Internal Area 890 sq ft (76 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk





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