

**26 Oaksmere Gardens**

**Evesham Close, Ipswich, Suffolk, IP2 9XL**



**PRICE: £110,000**

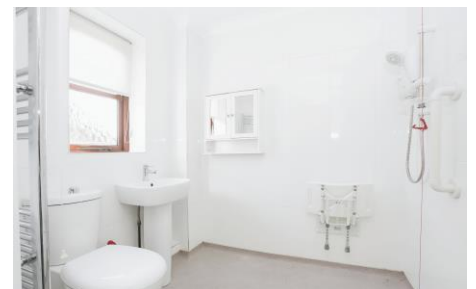
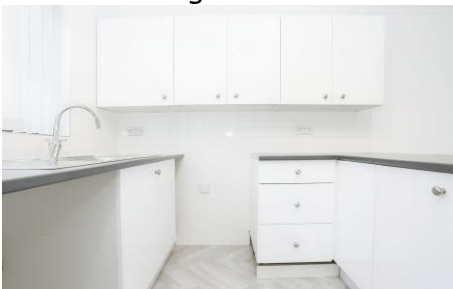
**Lease: 125 years from 1988**

**Property Description:**

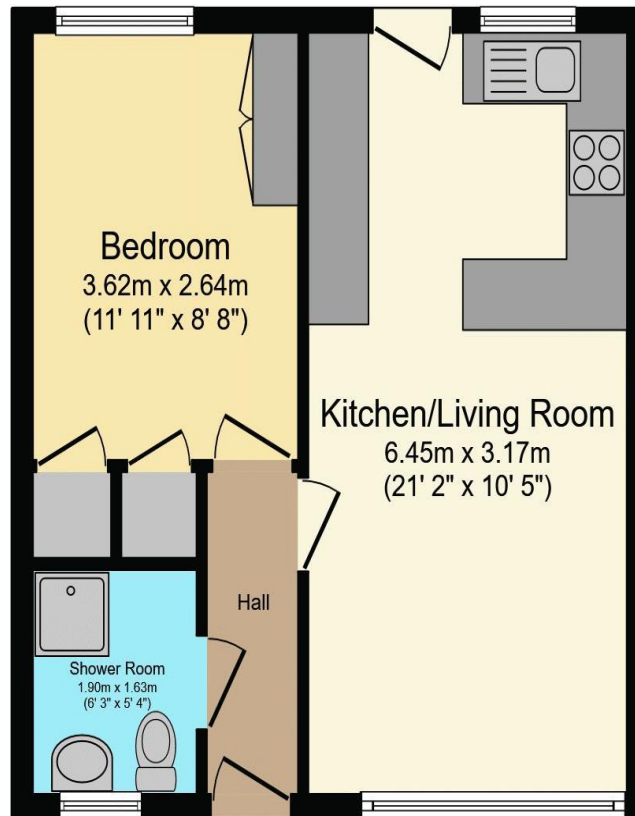
A TERRACED ONE BEDROOM RETIREMENT BUNGALOW WITH ACCESS TO COMMUNAL GARDENS Oaksmere Gardens was constructed by Sadler and Sons and comprises 28 bungalows. The Development Manager may be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge (some bungalows have a patio door to patio area off the lounge, others have a bay window), kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

24 hour emergency Appello call system  
Residents Lounge Area  
Use of communal garden sheds  
Development Manager 9am to 5pm Mon to  
Fri  
Minimum Age 55

Parking  
Guest Suite  
Lease: 125 years from 1988



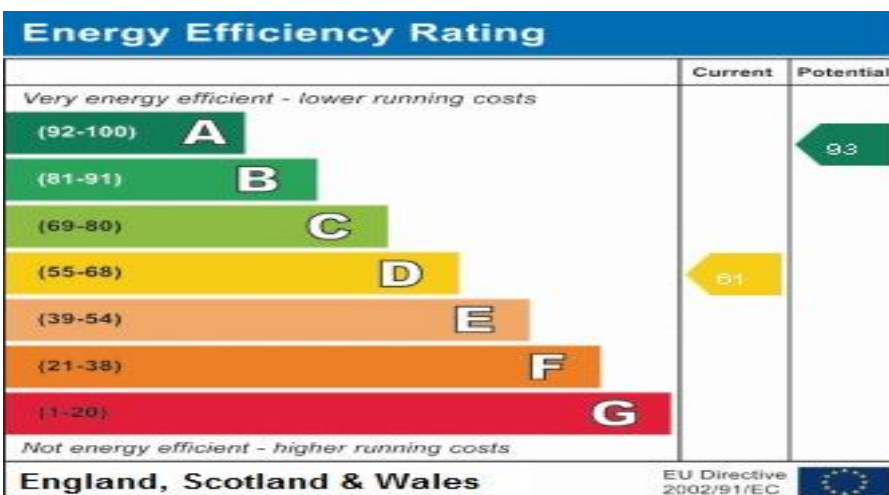
**For more details or to make an appointment to view, please contact  
Mandy Abbott**



Total floor area 38.1 sq.m. (410 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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**For Financial Year Ending:**

**31/12/24**

**Annual Ground Rent:**

**£102.28**

**Ground Rent Period Review:**

**2030**

**Annual Service Charge:**

**£3481.79**

**Council Tax Band:**

**B**

**Event Fees:**

**1% Transfer**

**0% Contingency**

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Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.