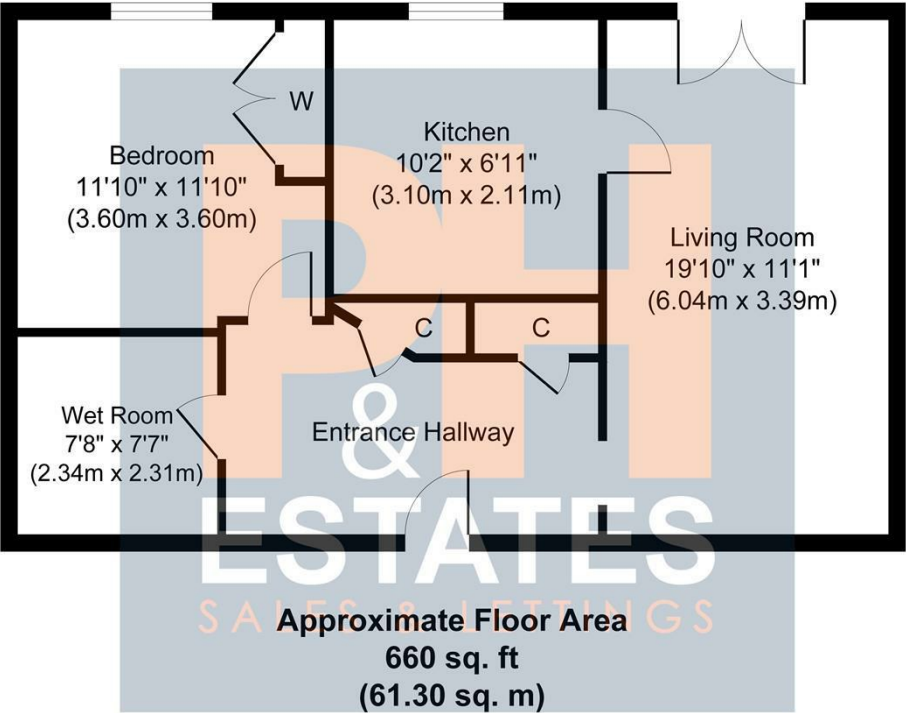
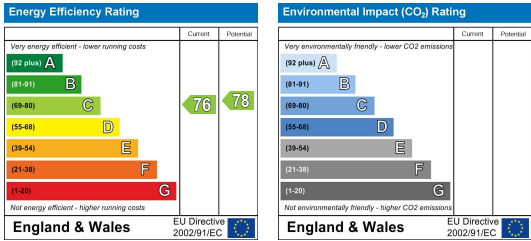




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose.

A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller.

The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



35 Gressland Court Mead Drive, Kesgrave, Ipswich, IP5 2HJ

OFFERED WITH NO ONWARD CHAIN. This one bedroom, bright and airy top floor retirement apartment. The property offers, open plan living/dining/kitchen space, one bedroom and well presented wet room. Within this retirement court, they offer a waitress service restaurant with the menu changing weekly, lounge area for meeting family and friends and a function room for holding events/parties.



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35 Gressland Court Mead Drive, Kesgrave, Ipswich, IP5 2HJ

KESGRAVE:

Kesgrave is situated on the eastern edge of Ipswich and offers many amenities such as shops including a Tesco Metro, three good primary schools and Kesgrave High School, a community hall, the renowned Milsoms Kesgrave Hall, ample green spaces, and easy access to the Heritage Coast. Kesgrave also offers excellent access to BT Adastral Park, Ipswich Hospital, and the A12 and A14 commuter trunk roads.

HALLWAY:

Storage cupboard housing water tank, cupboard with shelving, radiator and door to...

LIVING ROOM: 19'9" x 11'1" (6.04 x 3.39)

Double glazed window to side, juliet balcony to rear overlooking communal garden, feature fireplace, storage heater and door to...

KITCHEN: 10'2" x 6'11" (3.10 x 2.11)

Double glazed window to rear, range of wall and base units, stainless steel sink and drainer, tiled splash backs, integrated oven, hob, extractor and fridge/freezer.

WET ROOM: 7'8" x 7'6" (2.34 x 2.31)

Low level w/c, hand wash basin, shower, part tiled walls and storage heater.

BEDROOM: 11'9" x 11'9" (3.6 x 3.6)

Double glazed window to rear, storage heater and built in wardrobe.

OUTSIDE:

Communal garden with benches and unallocated parking by the front of the property.

