



Connells

Cliff Lane
Ipswich



Property Description

The property is located opposite a shopping parade and also backs onto the beautiful and scenic Holywells Park which is a beautiful open space, with stunning trees and ponds, there is something for people of all ages to enjoy with a children's play area, visitor centre and cafe.

A two bedroom ground floor apartment situated within the over 55's Holm Oaks Court development located in East Ipswich. The apartment itself comprises of a spacious reception room, fully fitted kitchen, generously sized master bedroom with built in double wardrobe, second double bedroom and modern shower room with walk-in shower. The development has a communal car park with secure front access, residents lounge, laundry room and there is also a camera security entrance system.

The property is located opposite a shopping parade and also backs onto the beautiful and scenic Holywells Park which is a beautiful open space, with stunning trees and ponds, there is something for people of all ages to enjoy with a children's play area, visitor centre and cafe.

Close by Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

Lounge

17' 8" x 11' 1" (5.38m x 3.38m)

Electric fire storage heater, double glazed door to patio and garden and french doors to kitchen.

Kitchen

9' x 5' 9" (2.74m x 1.75m)

Electric hob and extractor over, integrated oven and integrated fridge freezer, stainless steel sink and double window to side.

Bedroom One

17' 7" x 9' 3" (5.36m x 2.82m)

Storage heater double glazed window to side and built in mirrored wardrobes

Bedroom Two

11' 8" x 8' 9" (3.56m x 2.67m)

Panel heater and double glazed window to side.

Entrance Hall

14' 3" x 5' 8" (4.34m x 1.73m)

Storage heater in airing cupboard.

Storage Room

12' x 4' (3.66m x 1.22m)

Bathroom

Vanity wash hand basin, low level w/c, double shower and extractor fan.

Outside

There is a communal garden with lawned areas and walkways and there is a gated front entrance with parking area.





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

To view this property please contact Connells on

T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
 IPSWICH IP1 1QT

EPC Rating: C

view this property online connells.co.uk/Property/ICH310507

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ICH310507 - 0011