



**Westwood Court, Norwich Road, Ipswich, IP1 2QX**

**welcome to**

## **Westwood Court, Norwich Road, Ipswich**

This one bedroom third floor retirement apartment is for the over 55's and benefits from a large bedroom with built in wardrobe, a modern kitchen and communal areas and gardens. NO ONWARD CHAIN!

### **Entrance Hall**

Carpet flooring, an airing cupboard, entry phone system and an emergency pull cord.

### **Lounge**

19' 7" x 10' 7" ( 5.97m x 3.23m )

Double glazed windows to the front and side, carpet flooring, one storage radiator, TV point and emergency pull cords.

### **Kitchen**

7' 6" x 7' 5" max ( 2.29m x 2.26m max )

A range of eye and base level units in white wood effect with stone effect worktop surfaces, a stainless steel sink plus drainer with chrome taps, an integrated oven with electric hob and extractor hood, space for a fridge/freezer and dishwasher, tiled splashback, double doors leading to the lounge, wood effect flooring, double glazed window to the front and an emergency pull cord.

### **Bedroom**

15' 8" max x 9' 2" ( 4.78m max x 2.79m )

Double glazed window to the front, a built in wardrobe, carpet flooring, one storage radiator and emergency pull cords.

### **Bathroom**

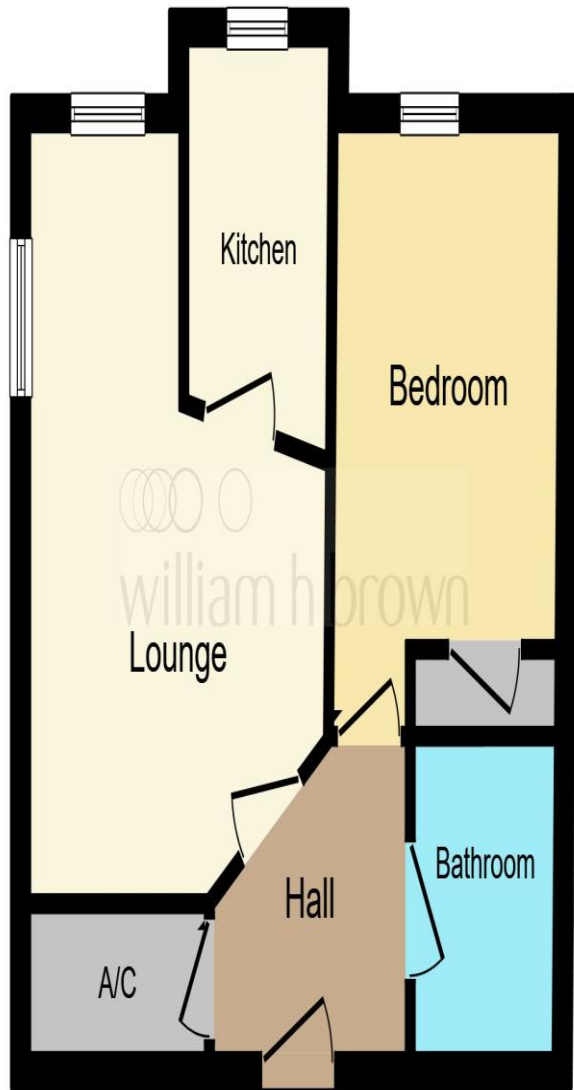
6' 9" x 5' 6" ( 2.06m x 1.68m )

A bath with overhead shower and glass screen, low level WC, vanity sink, white heated towel rail, carpet flooring, extractor fan, an electric heater, fully tiled walls and an emergency pull cord.

### **Communal Areas**

Communal lounge regularly hosting events, a guest room, communal washrooms and well-kept communal gardens which are perfect for enjoying the afternoon sun.





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](http://www.focalagent.com)



**welcome to**  
**Westwood Court, Norwich Road,**  
**Ipswich**

- No onward chain
- Sold as seen
- Over 55's only
- One bedroom retirement property
- Large bedroom with built in wardrobe

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

**£60,000**



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Property Ref:  
IPS119064 - 0005

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