



Sycamore House, Oakstead Close, Ipswich, IP4 4HN

welcome to

Sycamore House, Oakstead Close, Ipswich

This well-presented, one bedroom retirement property benefits from a seperate lounge and kitchen, a modern shower room, a communal lounge and garage and potential for parking. NO ONWARD CHAIN!

Entrance Hall

Carpet flooring, an airing cupboard, a storage cupboard, an entry phone system and one storage radiator.

Lounge

Double glazed bay window to the front, carpet flooring, one storage radiator, TV point and an opening to the kitchen.

Kitchen

Base units in white with marble effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, double glazed window to the front, tiled splashback, a cooker to stay, space for a washing machine and fridge/freezer, a fitted extractor hood and an opening to the lounge.

Bedroom

Double glazed window to the front, carpet flooring and one storage radiator.

Bathroom

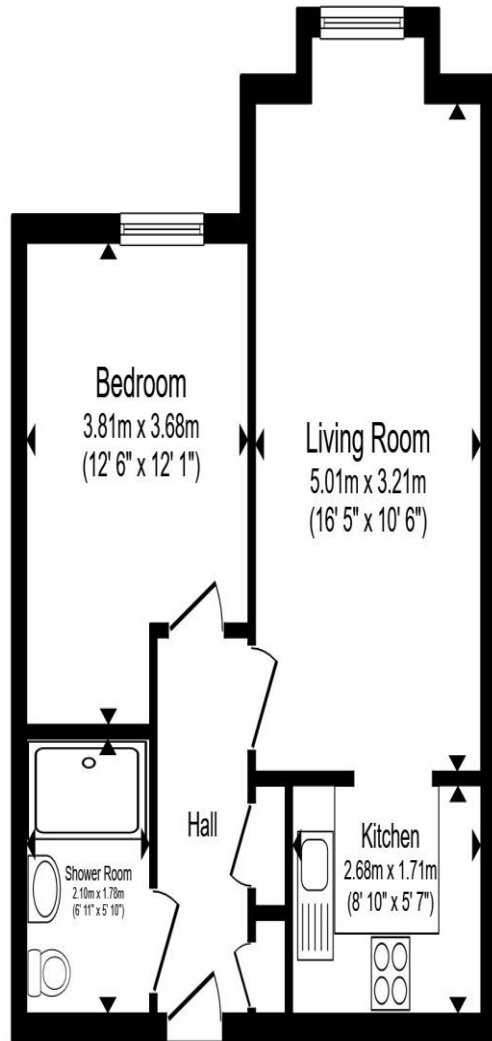
A double shower with glass enclosure, low level WC, pedestal wash hand basin, fully tiled walls, tiled effect flooring, one electric heater and an extractor fan.

Communal Garage

Providing storage space for mobility scooters etc.

Additional Information:

Prior to purchasing this property, a meeting will take place to discuss/assess the needs of the potential buyer.



Total floor area 41.5 m² (446 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.propertybox.io



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Sycamore House, Oakstead Close, Ipswich

- Retirement property ** OVER 55'S ONLY**
- No onward chain **CASH BUYERS ONLY**
- One bedroom apartment
- Seperate lounge & kitchen
- Modern shower room

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 2924.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£40,000



view this property online williamhbrown.co.uk/Property/IPS121001



Property Ref:

IPS121001 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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