

Sycamore House

  
**GRACE**  
ESTATE AGENTS  
**SOLD.**  
01473 247709



**GRACE**

ESTATE AGENTS



Oakstead Close, Ipswich,  
£90,000

GRACE ESTATE AGENTS are delighted to present this spacious two bedroom ground floor apartment situated in a purpose built over 55's retirement complex on the popular east side of Ipswich, close to a good range of local amenities.

The retirement complex benefits from many useful communal areas to include a residents lounge with kitchenette, the laundry facility, guest room, beautiful communal gardens and a parking area with parking on a first come first served basis.

The property is being sold with no onward chain and benefits from double glazed windows and electric heating.

### Entrance hall

Intercom, pull cord system, electric heater, built in cupboard housing hot water tank and a further cupboard alongside with hanging rail and access to Master Bedroom, Bedroom Two, Bathroom and Lounge.

### Master Bedroom

12'3" x 9'2" (3.75 x 2.81)

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

### Bedroom Two

12'3" x 9'2" (3.75 x 2.81)

Double glazed window to rear aspect and electric heater.

### Bathroom

Panelled bath with shower on riser rail, pedestal wash hand basin, low level WC, heated towel rail, extractor fan, emergency pull cord, fan heater and tiled splashback.

### Lounge

15'9" x 9'4" (4.81 x 2.87)

Electric heater, saloon style doors to the kitchen, double glazed patio doors to rear aspect and a patio which the property has use of.





### **Kitchen**

13'0" x 6'5" (3.97 x 1.96)

Single bowl sink unit with mixer tap and side drainer, matching eye level and base units with worktops over, space for fridge freezer, single oven and washing machine. Double glazed window to front aspect, electric wall heater, tiled flooring and splashback.

### **Outside**

Car park area with non-allocated parking on a first come first basis. Privately-situated patio leading to communal garden areas with space for seating and alongside the apartment is a garage facility for mobility scooters with a personal door at the rear.

### **Charges and lease details**

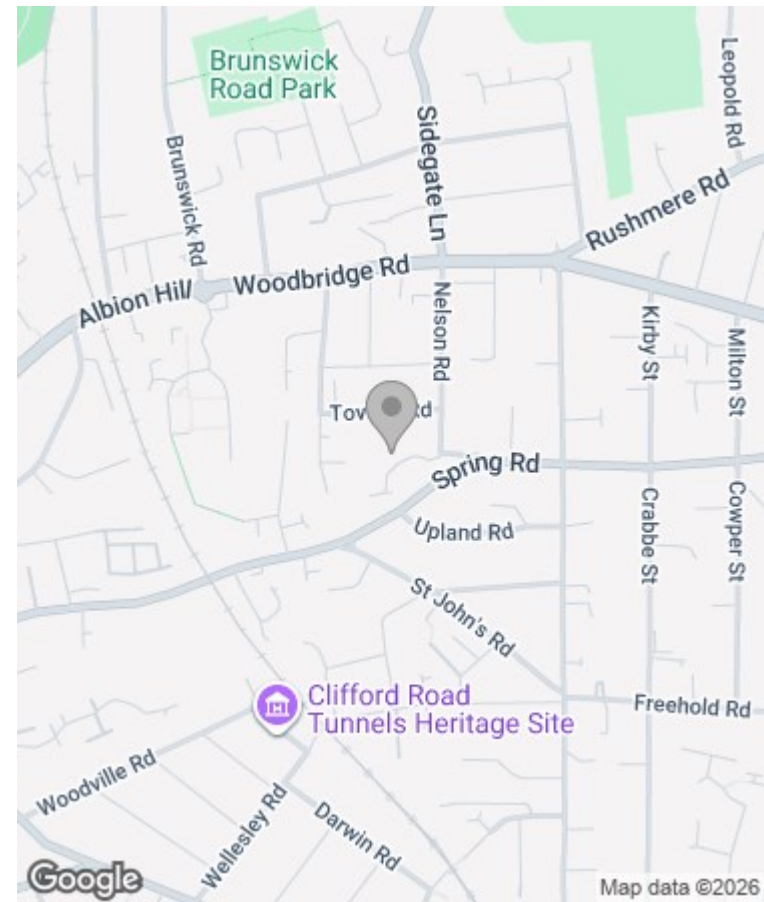
Service Charge including buildings insurance and water approx - £309 monthly.

56 years remaining on the lease.

GROUND FLOOR  
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA: 558 sq.ft. (51.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of plots, buildings, roads and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here have not been tested and no guarantee is made with respect to their condition.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		59	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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