

# Foxhall



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## Gressland Court, Mead Drive

Grange Farm, Kesgrave, IP5 2HJ

Asking price £295,000



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## Summary Continued

The apartment itself has two spacious and nicely proportioned bedrooms, bedroom one 11'9" x 9'10" minimum with fitted wardrobes and a range of bedroom furniture which we understand is included, bedroom two being 13'2" x 7'8", kitchen 10'6" x 6'11" with a full range of integrated appliances and an electric operated window to the front and a superb shower room renewed in 2023 to the side aspect.

## Communal Hallway

Communal entrance door to entrance lobby with duty managers office to the side and further doors leading into the communal hallway with a lift up to the first floor landing where the property can be found at the end of the landing on the right hand side with a personal entrance door into the hallway.

## Entrance Hall

19'3" x 6'1" (5.89m x 1.87m)

This is yet another feature of the property being quite spacious with large shelved storage cupboard, further cupboard housing the upgraded tank (2023), radiator with heat covers, coved ceiling and doors to

## Lounge / Diner

20'6" x 10'10" (6.25m x 3.30m)

Adam style fire surround with electric fire, radiator with heat cover, coved ceiling, Juliet doors overlooking the tennis court and door in to the kitchen.

## Kitchen

10'6" x 6'11" (3.20m x 2.11m)

Well fitted comprising 1 1/4 bowl single drainer sink unit, excellent range of roll-top work surfaces with drawers, cupboards under, wall mounted cupboards over, upright housing the oven with ceramic hob to the side with extractor over, upright housing the fridge freezer, integrated washer dryer, water softener, electrically

operated double glazed window to the rear, wall mounted cupboard housing the Baxi gas boiler last serviced July 2025.

## Bedroom One

11'9" x 9'10" (3.58m x 3.00m)

Double glazed window to the rear overlooking the tennis courts and sports ground, built-in wardrobes with dresser, further bedside drawer cabinets to remain, radiator with heat covers and coved ceiling.

## Bedroom Two

13'2" x 7'8" (4.01m x 2.34m)

Double glazed window to the rear overlooking the tennis courts and sports ground, radiator with heat covers and coved ceiling.

## Shower Room

7'7" x 7'6" (2.31m x 2.29m)

This was updated in 2023 with a large walk-in shower with screen, pedestal wash hand basin, low-level W.C., heated towel rail, part-tiled walls, obscure double glazed window to the side and downlighters.

## Communal Areas

There is a large communal parking area is available at the front of Gressland Court and a separate internal room for buggy storage. To the rear is a large communal garden which is mainly laid to lawn with various shrubs borders and hedging and seating.

## Agents Notes

Tenure - Leasehold

Lease was 999 - 979 years left

Ground Charges - £514.56 per annum for 2 Bedroom

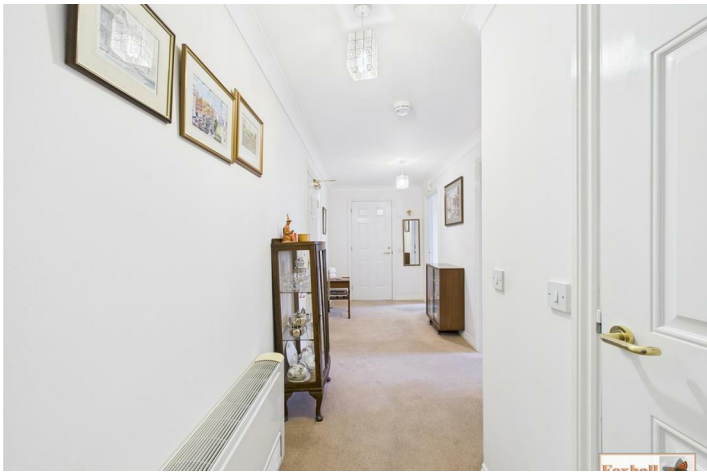
Service Charges - £9036 per annum (water charges included)

1% and £500 must be paid to Kingsdale Limited who are the management company which is transferred into

a reserve fund on the sale  
Freeholder - Wallace Estates Limited













Road Map



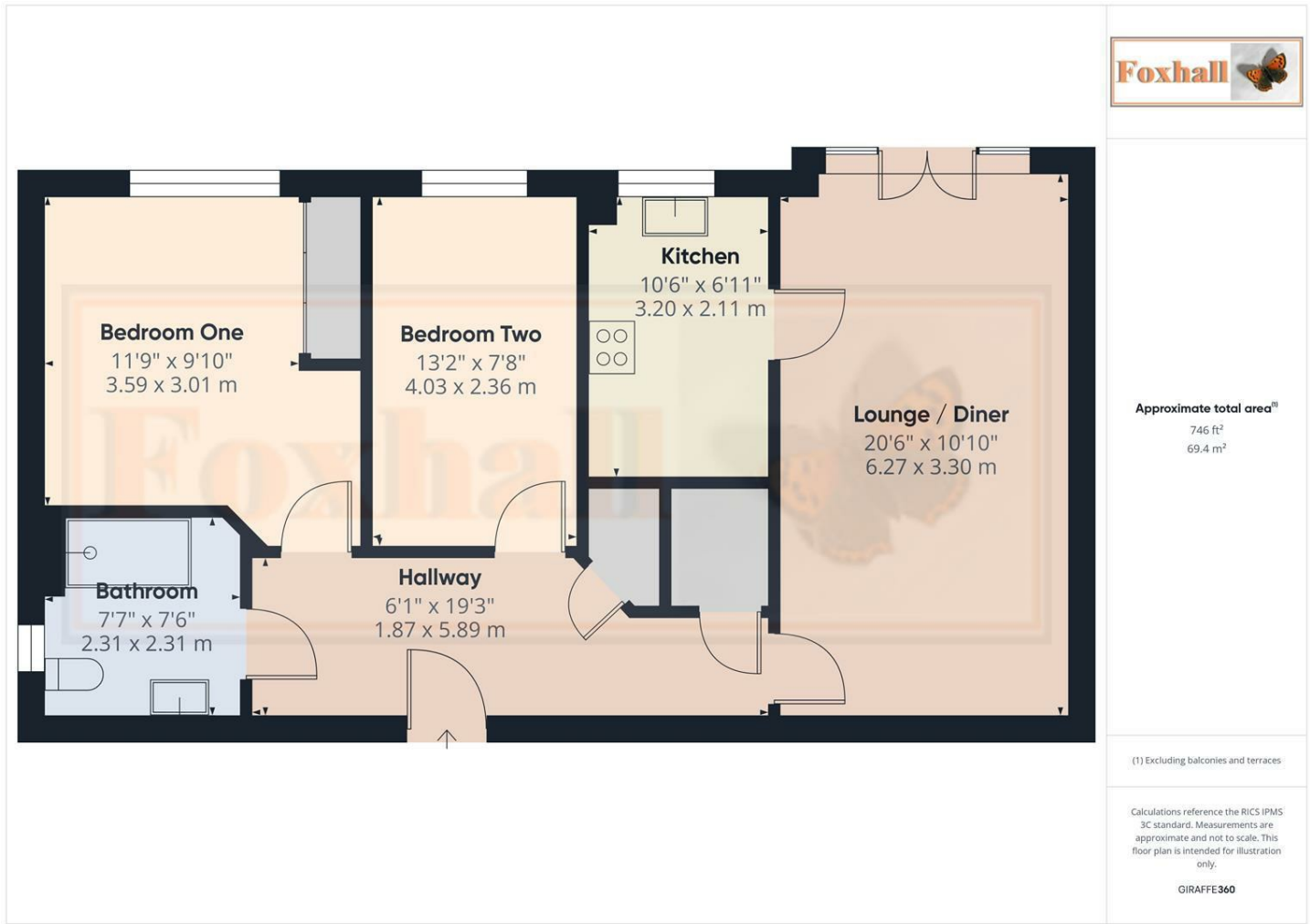
Hybrid Map



Terrain Map



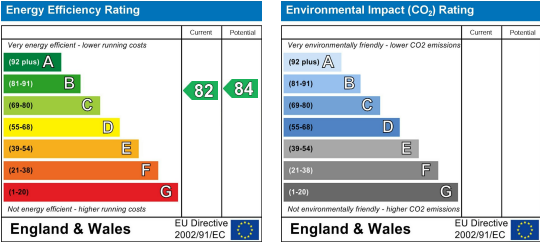
Floor Plan



Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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