

# Foxhall



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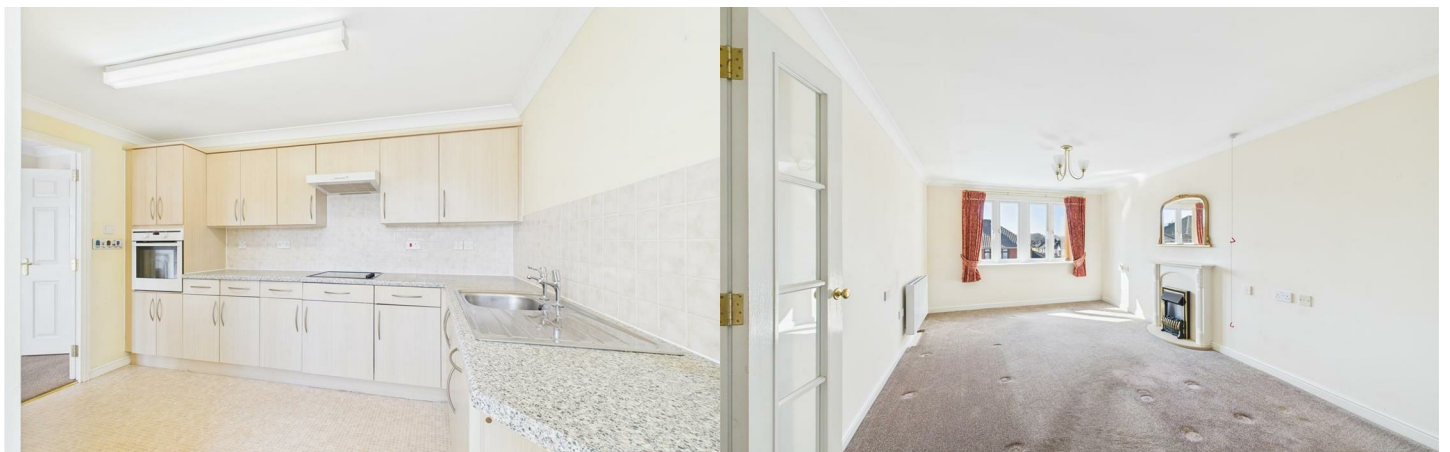
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## Holme Oaks Court, Cliff Lane

South East Ipswich, IP3 0PE

Asking price £160,000



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## Holme Oaks Court

LARGEST APARTMENT THE VALUER HAS SEEN WITHIN THIS SOUGHT AFTER RETIREMENT DEVELOPMENT FOR OVER 60'S (FOR COUPLES ONE HAS TO BE 60 THE OTHER OVER 55) - ACCESS TO HOLYWELLS PARK AND AN EXCELLENT SHOPPING PARADE ON CLIFF LANE ALMOST OPPOSITE, BUS ROUTES TO IPSWICH TOWN CENTRE AND HOSPITAL - SUNNY SECOND FLOOR APARTMENT WITH LIFT ACCESS - BEDROOM ONE 19'9" x 10'0" - BEDROOM TWO (L SHAPED) 17'11" x 17'8" MAX - EN-SUITE SHOWER ROOM AND SEPERATE BATHROOM - NO ONWARD CHAIN - 17'5" X 10'10" LOUNGE - 11'11" x 7'9" L SHAPED KITCHEN & 5'4" x 3'10" BREAKFAST AREA - SUPERB COMMUNAL GARDENS - DOUBLE GLAZED WINDOWS - ELECTRIC HEATING.

\*\*\*Foxhall Estate Agents are delighted to offer for sale this nicely presented, generously proportioned two bedroom second floor retirement apartment, situated in this highly sought after retirement development for the over 60's (over 55's for couples with one half of the couple being 60+) on Cliff Lane just east of Ipswich town centre.

The development has access to Holywells Park, and there is an excellent shopping parade on Cliff Lane almost opposite, with bus routes to Ipswich's town centre and hospital. This sunny second floor apartment (with lift access) benefits from double glazed windows, electric heating and superb communal gardens.

There is a House Manager between from 9am -5pm with a pull cord system available, which goes through to a care line. The accommodation comprises two very generous bedrooms, bedroom one 19'9" x 10'0", bedroom

two (L shaped) 17'11" x 17'8" (max) along with an en-suite shower room in the master bedroom and a separate bathroom. There is a lounge 17'5" X 10'10" and an L shaped kitchen 11'11" x 7'9 plus 5'4" x 3'10" in the breakfast area. There are many communal activities that are arranged within in the communal lounge area and there is also communal laundrette area.

## Communal Entrance Hallway

Secure entry door to entrance porch with further entrance doors leading into the communal entrance hallway. Doors off to communal lounge and communal washroom, lift accessing all floors and second floor landing.

## Communal Landing

Personal entrance door to the apartments entrance hall.

## Entrance Hall

6'6" x 10'0" (1.98m x 3.05m)

Pull cord system, electric heater, entry phone, very large storage cupboard housing Aquafficient electric instant hot water heater with shelving and fuse board over, doors to.

## Lounge

10'9" x 17'4" (3.28m x 5.28m)

Double glazed window to the front, fire surround, pull cord, modern electric heater.

## Kitchen Breakfast (L Shaped)

11'11" x 7'9" & 5'4" x 3'10" (breakfast area) (3.63m x 2.36m & 1.63m x 1.17m (breakfast area))

Comprising single drainer stainless steel sink unit with drawers and cupboards under, range of roll top worksurfaces with cupboards and drawers under, wall mounted cupboards over, breakfast bar with double glazed window to the front, upright housing oven with cupboards over and under, induction hob with extractor over, coved ceiling and a fluorescent strip light.



## Bathroom

5'7" x 6'10" (1.70m x 2.08m)

Panel bath, with separate shower over and screen, wash hand basin with cupboards under, low level w.c and electric wall heater.

## Bedroom One

19'9" x 10'0" (6.02m x 3.05m)

Built in mirror fronted wardrobes with folding doors, excellent range fitted wardrobes with cupboards over the bed area, fitted dresser units, double glazed window to the side, electric heater, coved ceiling with door to the en-suite shower room.

## En-Suite Shower Room

7'7" x 4'7" (2.31m x 1.40m)

Shower cubicle, low level W.C, wash hand basin with cupboards under, electric wall heater.

## Bedroom Two (L Shaped)

17'11" x 17'8" (5.46m x 5.38m)

Double glazed window to the side, slimline electric heater, pull cord .

## House Manager

Between 9am - 5pm. Pull cord system in place connecting to a care line, in case of emergency during periods when the house manager is off duty, and there is an 24 hour emergency response system.

**\*\*It is conditional of purchase that the residents be over the age of 60 years of age or in the event of a couple one must be over 60 and the other over 55\*\***

Communal laundry room, residents lounge with a multitude of events arranged by the house manager, communal gardens, parking area (not allocated) and camera security entrance system.

## Communal Gardens

These are free for residents to wander around and also communal events (weather permitting), are held in the central area at the back, there is a pedestrian gate (key coded) to let residents to have access Holywells Park. There is no allocated parking, however there is a residents car park that operates a first come first served basis, there is also free parking on Cliff Road.

## Agents Notes

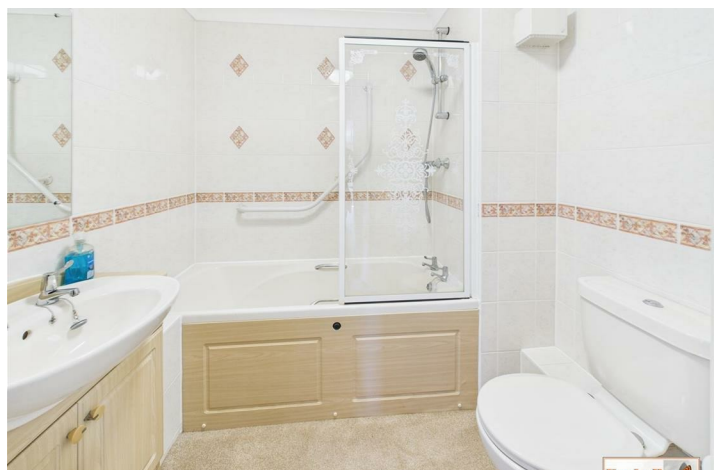
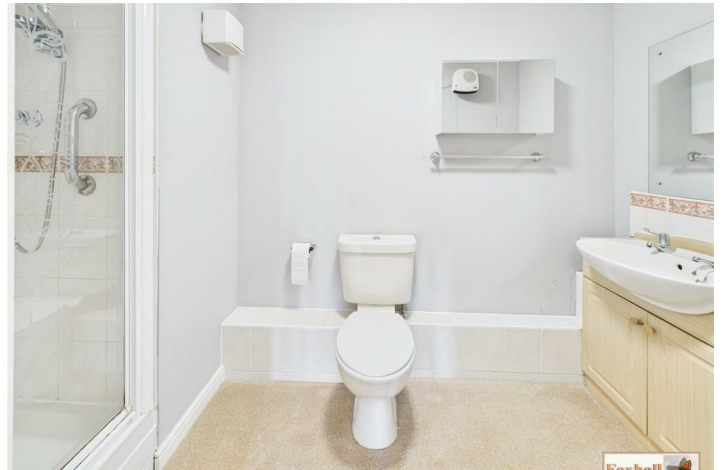
Tenure - Leasehold (104 years remaining)

Service Charges - £460.00 Service Charge £4,874.14

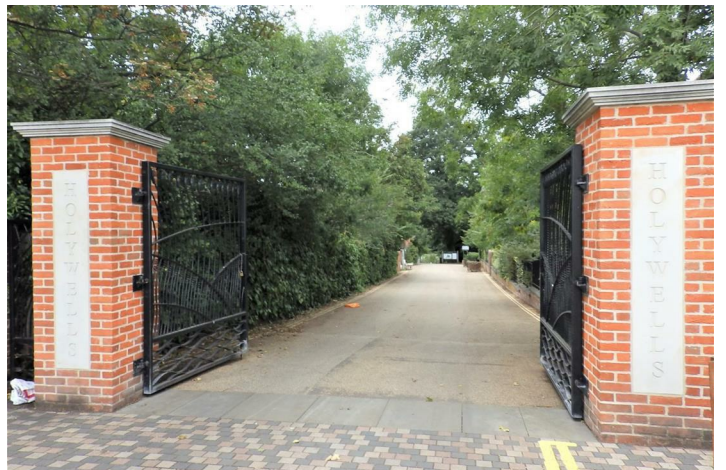
**\*\*These figures are to be confirmed by the purchaser's legal representative\*\***

Council Tax Band - C











Road Map



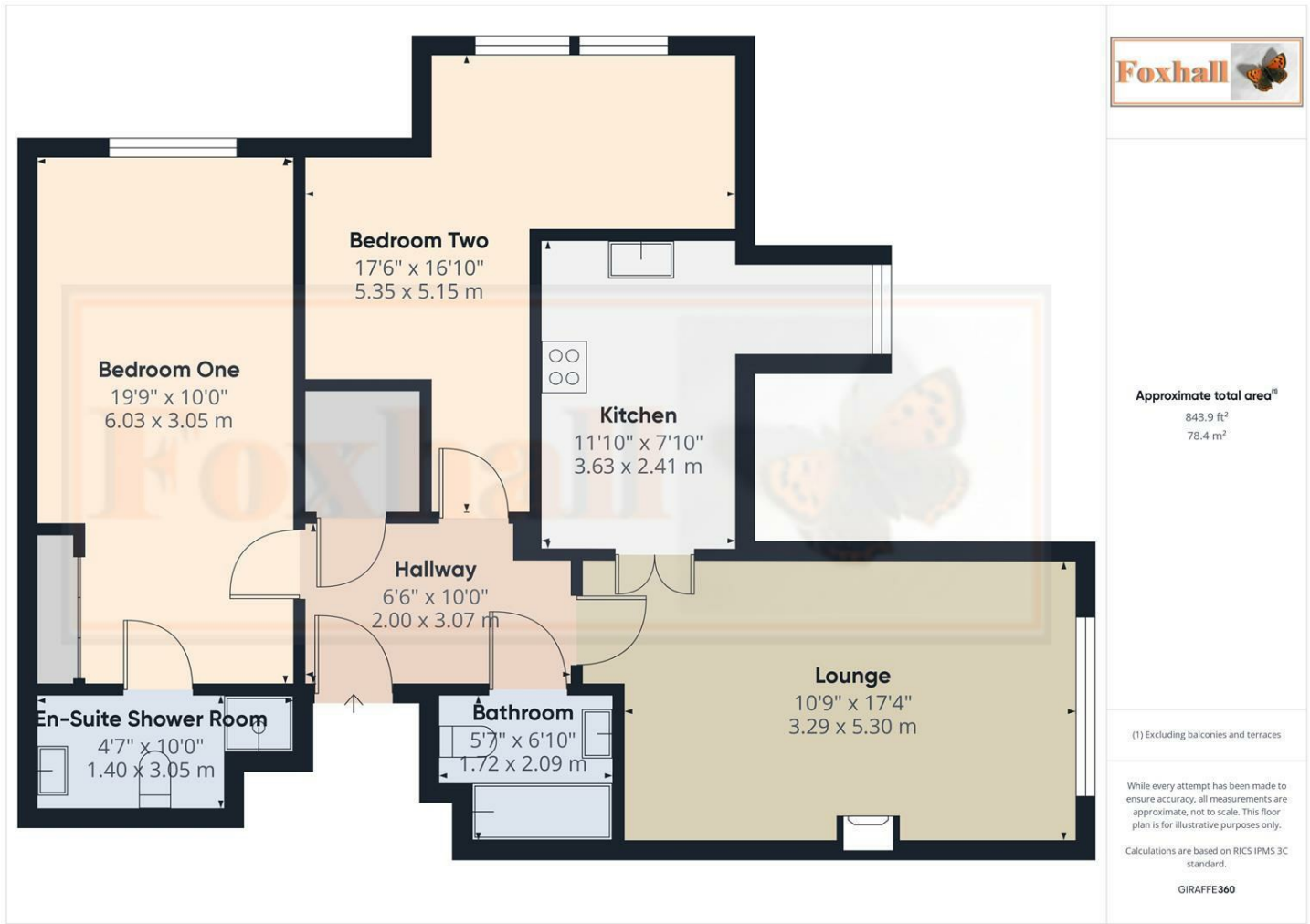
Hybrid Map



Terrain Map



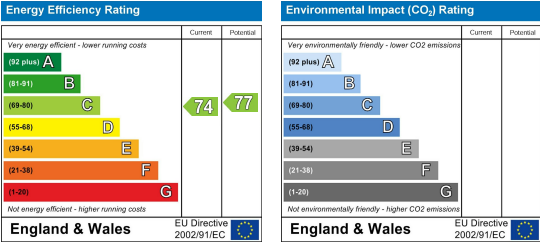
Floor Plan



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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