



GRACE

ESTATE AGENTS

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Oakstead Close, Ipswich,
£80,000

GRACE
ESTATE AGENTS
SOLD.
01473 247700

Sycamore
House

Sycamore House

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.

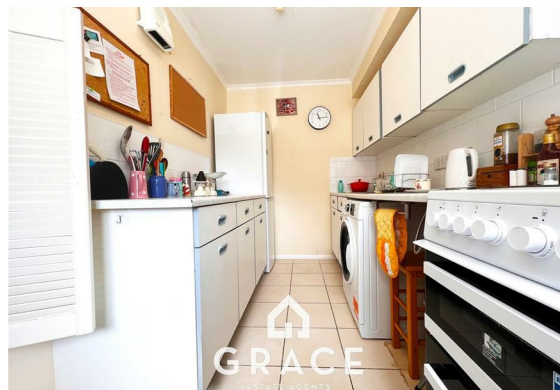
Bathroom

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.

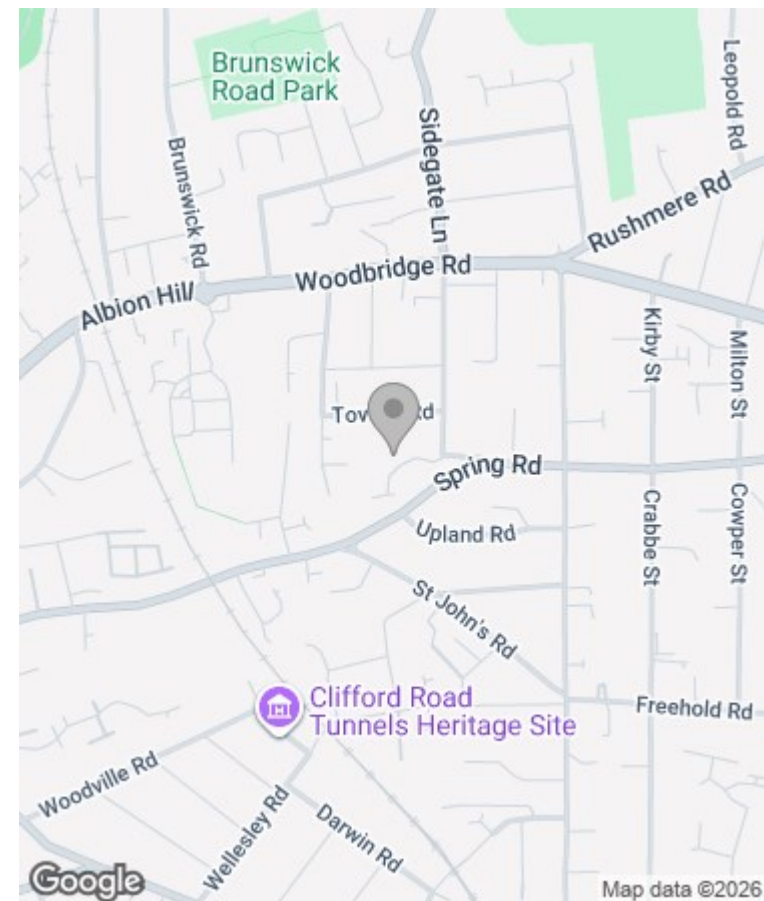


TOTAL FLOOR AREA: 558 sq.ft. (51.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Floorplan 11/2020

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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		
England & Wales	EU Directive 2002/91/EC	79

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	