

Foxhall



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Gressland Court, Mead Drive

Grange Farm, Kesgrave, IP5 2HJ

Asking price £180,000



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Entrance Hall

Personal door entry into entrance hallway, radiator with heat cover, coved ceiling, built in cupboard housing the water tank and a large walk in shelved storage cupboard and doors to bedroom one, wet room and lounge / diner.

Bedroom One

11'8" x 9'7" (3.56m x 2.92m)

Built-in wardrobe, double glazed window to the rear over looking the gardens, radiator with heat cover and coved ceiling.

Wet Room

7'8" x 7'6" (2.34 x 2.29)

Shower, pedestal wash hand basin, low-level W.C., downlighters, radiator with heat cover, light with shaver point and a mirror.

Lounge / Diner

19'9" x 11'1" (6.02m x 3.38m)

Double glazed window to side, radiator with heat covers, Adam style fire surround with electric fire, coved ceiling, double glazed Juliet style doors with double glazed windows either side and a door to the kitchen.

Kitchen

10'1" x 6'11" (3.07m x 2.11m)

Comprises 1 1/4 bowl single drainer sink unit with a mixer tap, roll-top work surfaces with drawers, cupboards under and wall mounted cupboards over, electronically operated window overlooking the communal gardens, wall mounted cupboard housing the Baxi boiler with service record last serviced 9/7/2025, downlighters, upright housing fridge freezer, upright housing oven, hob with extractor over, space for a washing machine.

Communal Areas

To the front of the property there is a communal garden which is mainly laid to lawn with various shrubs and borders, 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 laid to lawn with various shrubs borders and hedging and seating.

Agents Notes

Tenure - Leasehold

Council Tax Band - B

Lease originally 999 years now 979 years left

Grounds charge is £360.20

Service Charge £8118.12.

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

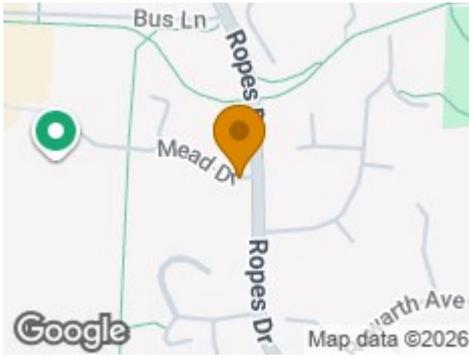
Freeholder - Wallace Estates Limited







Road Map



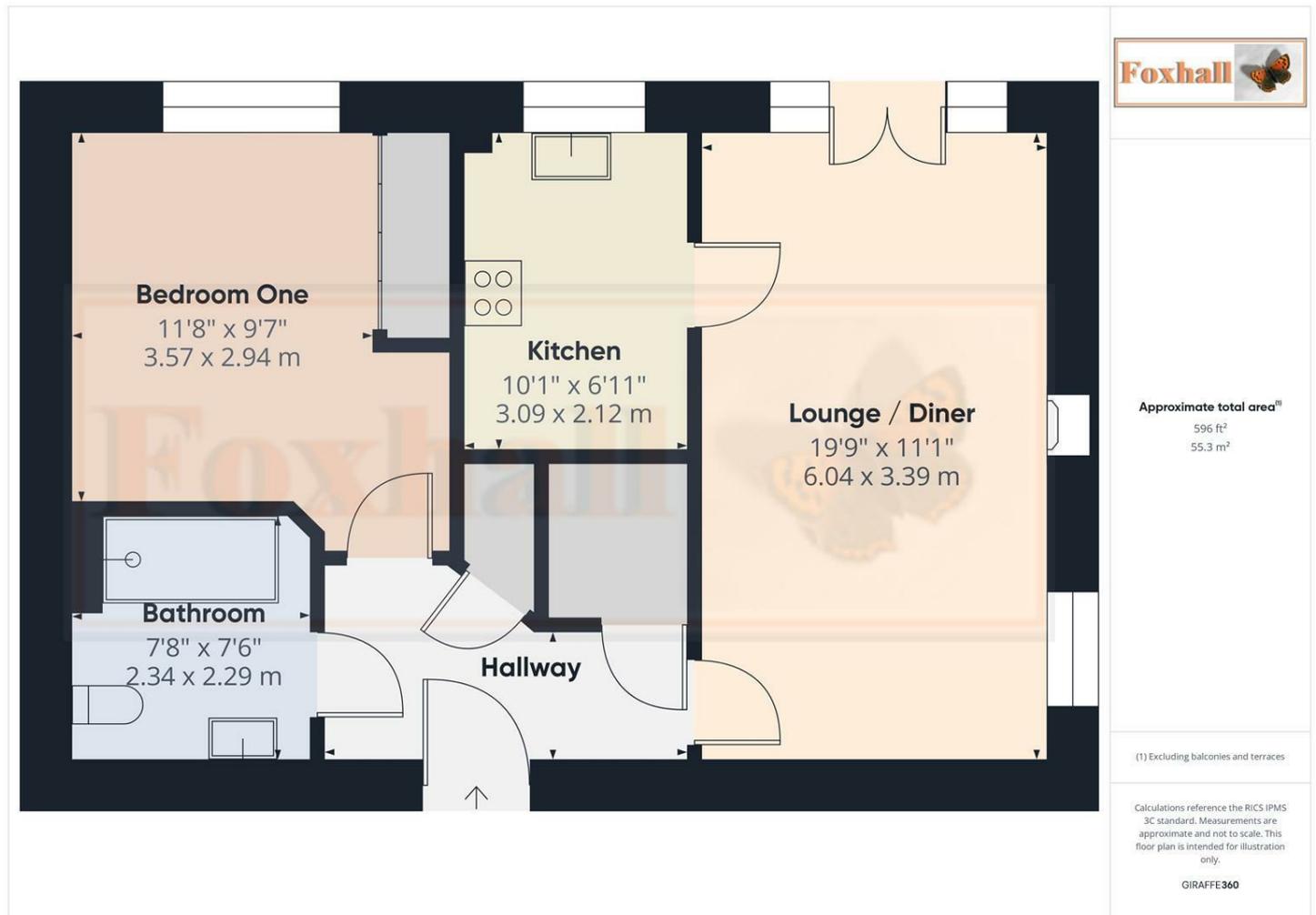
Hybrid Map



Terrain Map



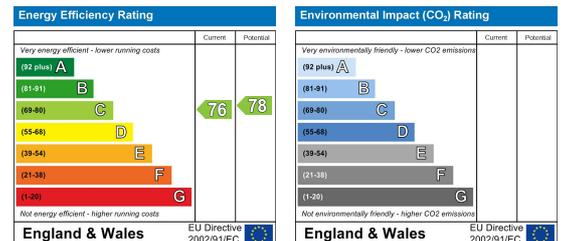
Floor Plan



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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