

Foxhall



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Holme Oaks Court, Cliff Lane

South East, Ipswich, IP3 0PE

Asking price £95,000



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Communal Entrance Hallway

Doors off to communal wash room and lounge with stairs and lifts to all the floors within the complex.

Personal Entrance/ Entrance Hallway

Personal entrance door into the entrance hallway, large walk-in cupboard housing tank, coved ceiling, entry pull cord and doors to.

Lounge

17'5" x 8'3" (5.31m x 2.51m)

Fire surround, double glazed window to front, coved ceiling, slimline electric heater and double doors to kitchen.

Kitchen

8'11" x 5'9" (2.72m x 1.75m)

Well fitted comprising a single drainer sink unit with cupboards under, roll-top worksurfaces with drawers and cupboards under, wall mounted cupboards over, under counter cupboard housing the fridge, upright housing oven with storage over, electric hob and extractor over, wall mountd electric heater, coved ceiling and double glazed window to side.

Bedroom One

15'3" x 8'9" (4.65m x 2.67m)

Mirror fronted wardrobe with folding doors, night storage heater, coved ceiling, and double glazed window to front.

Bathroom

6'9" x 5'7" (2.06m x 1.70m)

Coving, step in shower cubicle with disability access, fully tiled walls, low-flush W.C., extractor fan, vanity wash hand basin with a mixer tap, emergency pull cord system, wall mounted mirror with light over and lino flooring.

Communal Gardens

The communal gardens which are beautifully maintained with mature shrubs, trees and planting wraps around the complex with patio seating areas. Residents are free to wander around, communal events (weather permitting) held in the central area at the back and there is a pedestrian gate (key coded) to let residents have access to Holywells Park. There is no allocated parking however there is a car park to allow residents to park on a first come first serve basis and a operated security camera entrance system. There is also free parking along Cliff Lane itself.

House Manager

There is a house manager between 9am and 5pm with the pull cord system available which goes through to a care line in the case of an emergency during a period when the house manager is off duty and there is a 24 hour emergency response system.

Its a condition of the purchase that they must be over the age of 60 years, in the event of a couple one must be over 60 and the other over 55.

There is a communal laundry room, kitchen, residents lounge with a multitude of events arrange by the house manager.

Agents Notes

Tenure - Leasehold (103 years remaining)

Council Tax Band - B

Ground Rent Charges £395.00 (£197.50 half yearly paid due 1/9)

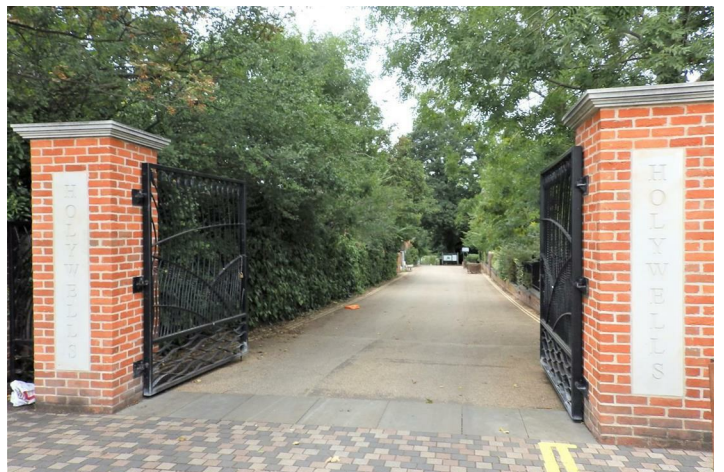
Service Charges £3,567.96 (£1783.98 half yearly paid due 1/9)

These figures are to be confirmed by the purchasers' legal representatives.

Restriction - minimum age of 60 (although a partner can go in from 55 upwards).







Road Map



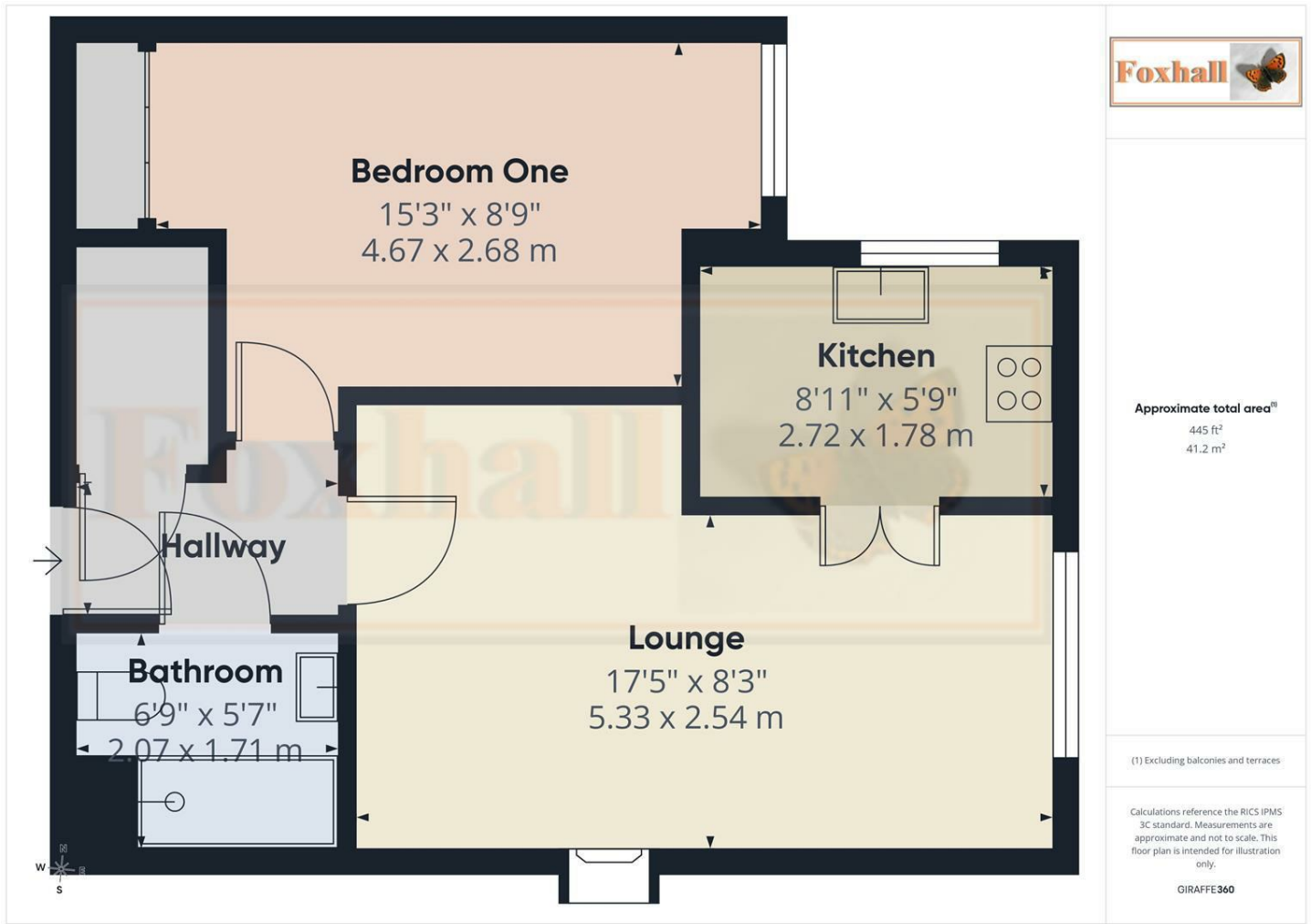
Hybrid Map



Terrain Map



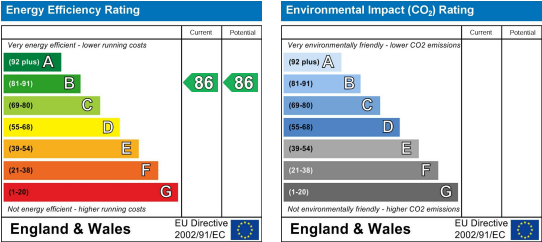
Floor Plan



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



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.