

# Foxhall



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## Park Road

Christchurch Park, Ipswich, IP1 3SS

Offers in excess of £200,000



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## Communal Entrance Hall

Accessed by an impressive stained glass security entrance door into a communal hallway with period features such as mosaic tiled flooring with stairs rising to the apartment.

## Entrance Hall

High ceiling, stripped oak flooring, radiator, security entry phone, storage cupboard and doors accessing to:-

## Lounge

16'9" x 14'10" (5.11m x 4.52m)

Impressive sash bay window to the front and a further sash window to the side, stripped wood flooring, feature fireplace with gas flame effect fire and tiled hearth, radiator, picture rail and a corniced ceiling.

## Kitchen

8'8" x 7'9" (2.64m x 2.36m)

Sash window to rear 1 1/2 bowl sink with Victorian style mixer tap inset in a rolled-edge worksurface with olive cupboards and drawers under and matching above, built-in five burner gas hob with extractor hood over, built-in fridge, built-in freezer, built-in oven, built-in washing machine, built-in dishwasher, smooth ceiling with loft access, extractor fan, cupboard housing Viessmann wall mounted boiler, tiled splash-backs and marble effect tiled flooring.

## Bedroom One

14'10" x 11'1" (4.52m x 3.38m)

Boxed bay feature sash window to side, feature fireplace, radiator, carpeted flooring, two storage cupboards, picture rails and high ceilings with cornicing.

## Bedroom Two

10'11" x 7'3" (3.33m x 2.21m)

Sash window to side, radiator, carpeted flooring, picture rail and smooth corniced ceiling.

## Bathroom

11'1" x 5'1" (3.38m x 1.55m)

Victorian style low-level W.C., Victorian style pedestal wash hand basin, bath with Victorian style mixer tap and shower attachment with shower screen, grey block tiled effect walls, heated towel rail, Victorian style tile effect flooring, corniced ceiling and extractor fan.

## Communal Area

The property benefits from an Allocated Parking Space with Visitor parking available

## Agents Notes

Tenure - Leasehold with share of Freehold 169 Years on Lease

Council Tax Band - C

£150 pcm service charge.





