

# Foxhall



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## Pine Drive

Purdis Farm, Ipswich, IP3 8GE

Offers in excess of £150,000



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## Communal Entrance Hallway And Stairs

The main front door to the block is on the ground floor and leads directly from the car park. There is a security entrance system, outside post boxes for the individual flats which then leads to a reception hallway with stairs rising to first floor.

## Reception Hallway

Entry via the lobby, electric radiator, intercom system, doors to bedrooms one and two, open plan living space, a storage cupboard which houses the water tank, and the shower room.

## Open Plan Kitchen/Dining/ Living Space

17'4" x 17'2" (5.28m x 5.23m)

Three double glazed windows which face to the rear, spotlights, coving, electric radiator, we've got the living space, dining space and kitchen area which has wall and base fitted units with cupboards and drawers, built-in oven an electric hob with a cooker hood above, stainless steel splash-back, space for a fridge freezer, plumbing for a washing machine, 1 1/2 stainless steel sink bowl and drainer unit with a mixer tap above, breakfast bar that sits 2-3 comfortably, roll-top worksurfaces and laminate flooring throughout.

## Bedroom One

13'11" x 10'10" (4.24m x 3.30m)

Double glazed window facing the front, electric radiator and built-in mirror fronted sliding door wardrobe.

## Bedroom Two

10'7" x 9'10" (3.23m x 3.00m)

Two double glazed windows facing the rear, electric radiator, and access to the electric and fuse board.

## Shower Room

7'7" x 6'9" (2.31m x 2.06m)

Double glazed obscure window which faces the front, step in shower cubicle, low-flush W.C., wall mounted wash hand basin with a mixer tap, half tiled walls and splash-back, extractor fan, spotlights, stainless steel electric heated towel rail and tiled flooring.

## Car Parking And Communal Facilities

There is an allocated car park space very near the main entrance door to the block. There is also double doors to a refuse store and a bike store shared between the tenants. For visitors there are areas for communal parking within the development and on Pine Drive itself.

## Agents Notes

Tenure - Leasehold

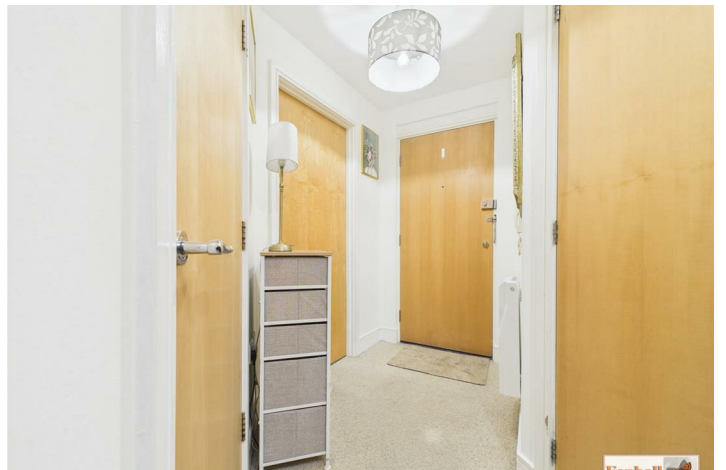
Council Tax Band - B

There was a 125 year lease, 04/06/2004 so there is 103 years remaining.

The Ground rent is £150 per annum. The management company is Amber Management and last charge was £1670.

The service charge includes the buildings insurance and also external window cleaning.

All the heating has been replaced in the past three years and the hot water tank was replaced in 2023.







## Road Map



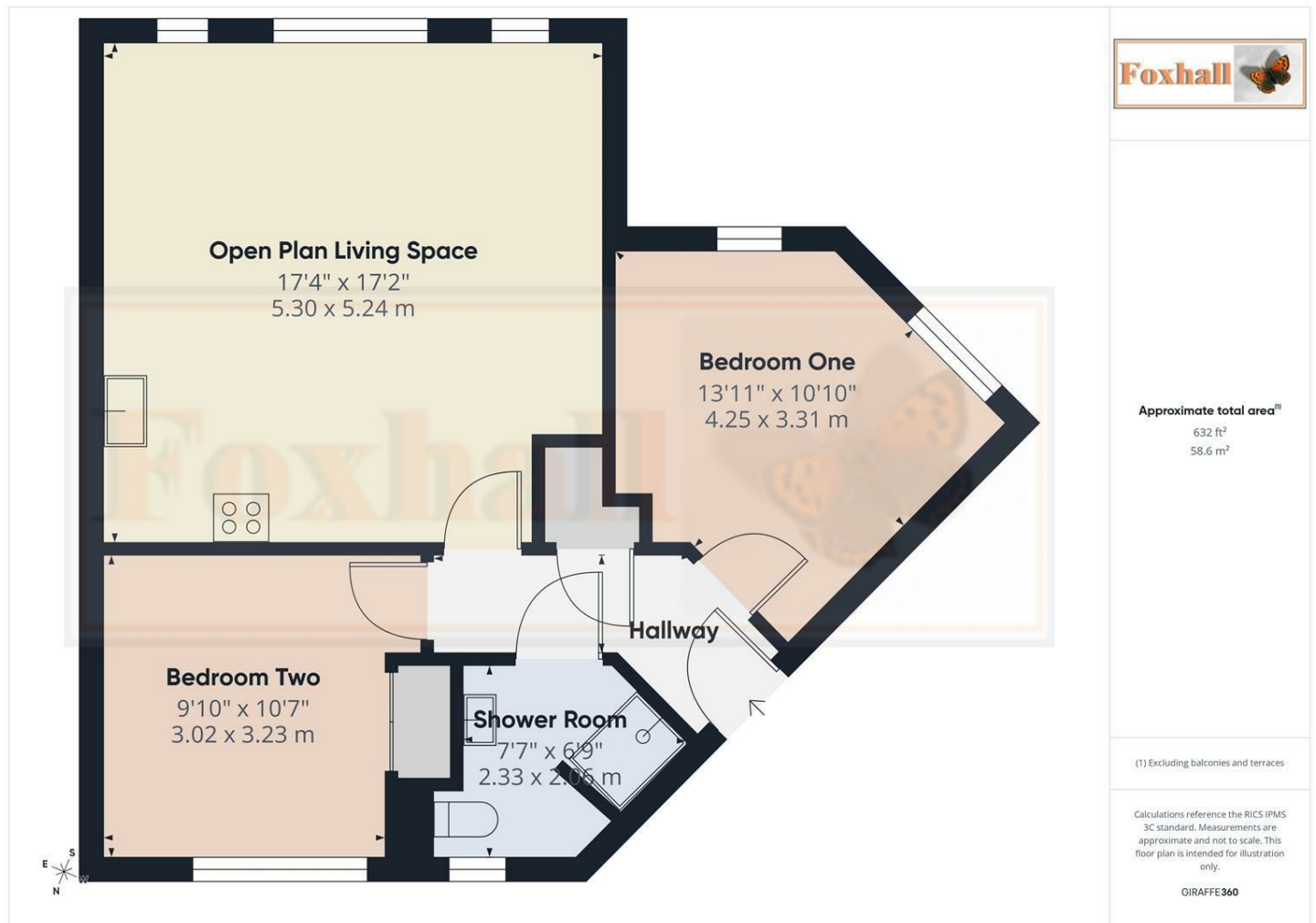
## Hybrid Map



## Terrain Map



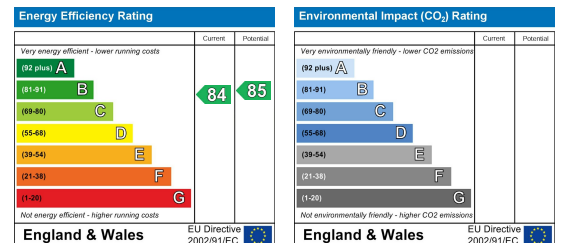
## Floor Plan



## 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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