

# Foxhall



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## Holme Oaks Court, Cliff Lane

Ipswich, IP3 0PE

Offers in excess of £85,000



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## Communal Entrance Hallway

Doors off to communal washroom and lounge with stairs and lift to all floors within the complex.

## Entrance Hall

Personal entrance door into the apartment and the entrance hall, built in cupboard housing tank and consumer unit, access to loft, electric heater and pull cord and with doors to lounge, bedroom and bathroom.

## Lounge

13'10 x 11'1 (4.22m x 3.38m)

Double glazed window to rear overlooking the garden, night storage heater, pull cord, coved ceiling and double doors opening to the kitchen.

## Kitchen

8'7 x 7'8 (2.62m x 2.34m)

Well fitted kitchen comprising single drainer stainless steel sink unit with drawers and cupboard under, roll top worksurfaces with drawers and cupboards under, wall mounted cupboards over, space for appliance, oven hob and extractor (not tested), wall mounted heater, coved ceiling, double glazed window to the side.

## Bedroom One

17'6 x 8'9 (5.33m x 2.67m)

Built in wardrobes with mirror fronted folding doors, night storage heater, pull cord, coved ceiling.

## Bathroom

7'3 x 5'7 (2.21m x 1.70m)

Panel bath with screen, separate shower over, low level WC, wash basin with cupboards under, tiling to walls, coved ceiling, extractor fan, wall mounted heater.

## Communal Garden

There are communal gardens which residents are free to wander around, there are also communal events (weather permitting) that are held in the central area at the back and there is a pedestrian gate (key coded) to let residents have access to the lane that leads into Holywells park. There is no allocated parking however there is a car park that allows residents to park on a first come first served basis. There is also free parking along Cliff Lane itself.

## House Manager

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

It is a condition of the purchase that residents be over the age of 60 years of age or in the event of a couple one must be over 60 and the other over 55. There is a communal laundry room, residents lounge with a multitude of events arranged by the house manager, communal gardens and parking area and a camera security entrance system.

## Agents Note

Tenure - Leasehold (105 years remaining)

Council Tax Band B

Ground Rent £395.00

Service Charge £3,080 1 March 2024 - 28 February 2025.

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

Small pets with permission only

Please note parking is a communal parking area and is on a first come first served basis.

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





## Road Map



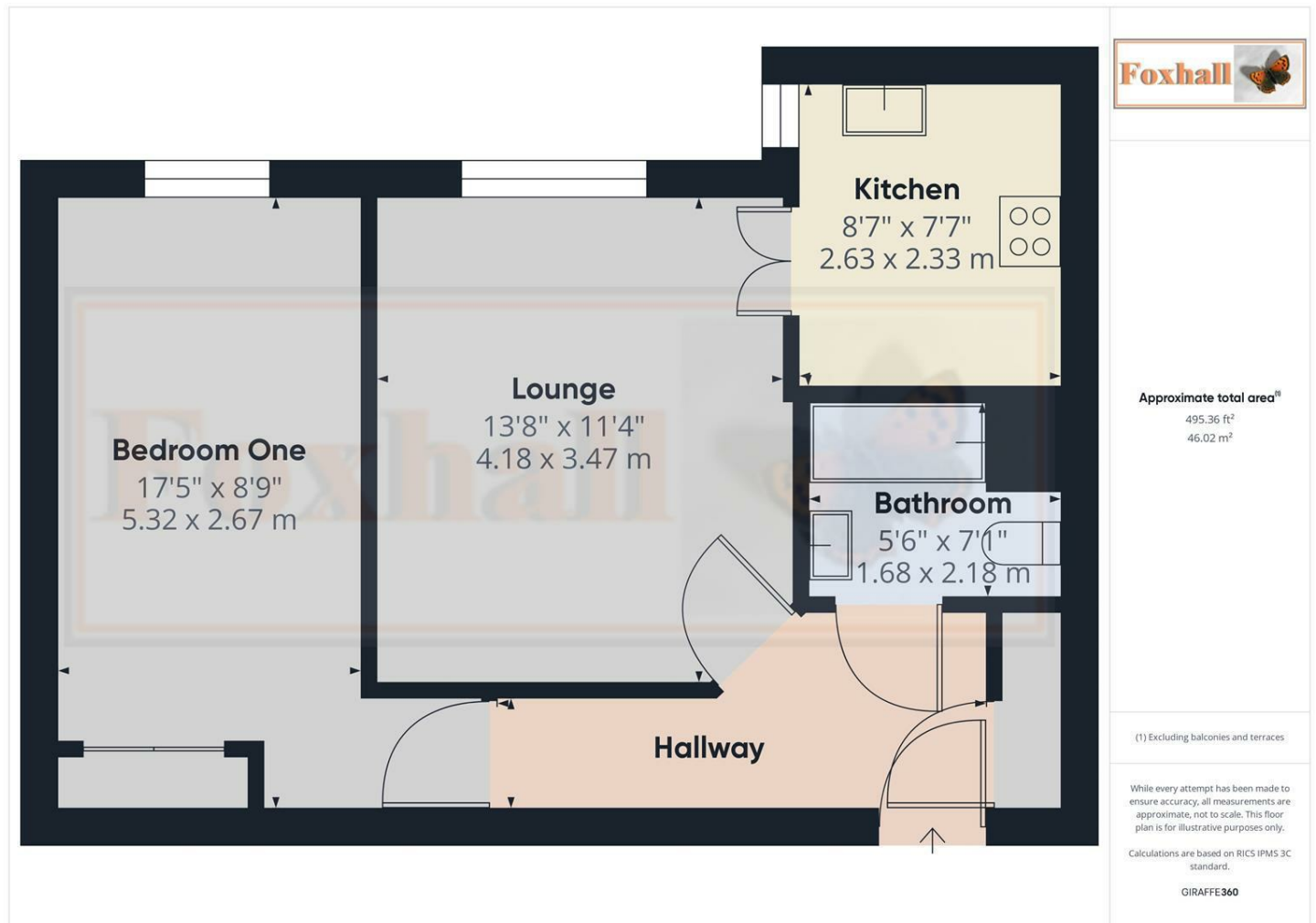
## Hybrid Map



## Terrain Map



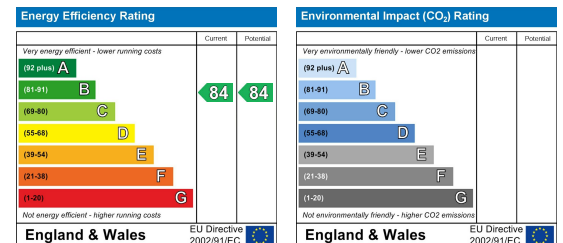
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.