

FOR SALE



Cliff Lane, Holme Oaks Court, Ipswich

1 Bedroom, 1 Bathroom, Ground Floor Flat

Asking Price Of £115,000



- Over 55's Retirement Development
- One Bedroom Lower Ground Floor
- Furniture Optional
- Fitted Kitchen with Appliances
- Large Double Bedroom
- Glazed Door From Lounge Leading To Communal Gardens
- Communal Lounge & Launderette

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DESCRIPTION Martin & Co are pleased to offer for rent the one bedroom lower ground floor retirement Flat situated in this popular MacCarthy Stone development within reasonable walking distance of Ipswich waterfront, town centre and backing directly onto Holywells Park.

The Flat is an over 55's retirement property with a total of 50 Flats and a Resident Manager is on site. A pull cord facility is featured inside every flat for emergencies.

The property has a secure entry system, some off road unallocated parking in available inside the gates. There is a communal launderette and lounge in the development and the furniture on show in the property can be left in situ depending on the needs of the buyer.

LOUNGE The living room features a fully fitted carpet, feature fireplace, glazed door leading to a small patio and the well maintained communal gardens complete with tables, chairs and parasols for residents.

KITCHEN The kitchen features a range of light oak floor and wall units with beige worktop. There is an AEG integrated oven and ceramic electric hob, and both an integrated AEG Fridge and separate Freezer under the counter.

BEDROOM The large double bedroom has an integrated double wardrobe with mirrored glass front



doors, newly fitted electric panel heater, and a window overlooking the communal gardens.

ENTRANCE HALL The entrance hall features wood laminate flooring, a small electric panel heater, doors leading to the bathroom, storage room, lounge and bedroom.

SHOWER ROOM The fully tiled shower room has a good sized shower, basin with vanity unit, toilet and electric heated towel rail.



Martin & Co Ipswich

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.