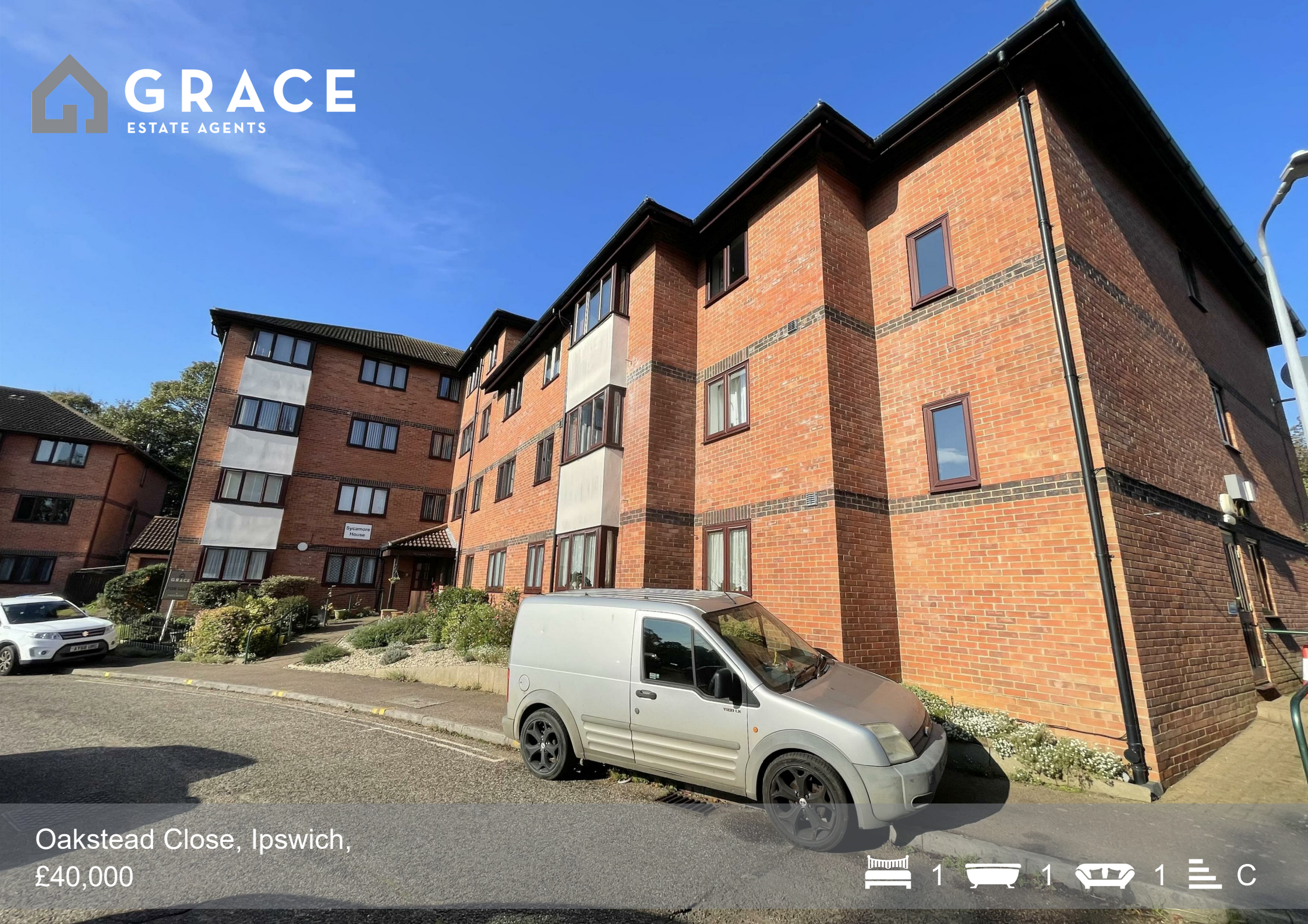

Oakstead Close, Ipswich,
£40,000

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GUIDE PRICE £40,000 TO £45,000: CHAIN FREE: A second floor one bedroom over 55's retirement apartment located close to local shops and facilities in the popular IP4 area of Ipswich.

- **RETIREMENT APARTMENT**
- **OVER 55'S**
- **CHAIN FREE**
- **SECOND FLOOR**
- **LIFT TO FLOORS**
- **ONE BEDROOM**
- **BATHROOM (WITH SHOWER)**
- **EMERGENCY PULL CORD SYSTEM**
- **RESIDENTS LOUNGE**
- **COMMUNAL GARDENS**

PROPERTY:
GUIDE PRICE £40,000 TO £45,000: CHAIN FREE: This second floor one bedroom over 55's retirement apartment is situated close to local shops doctors surgery, hospital and bus routes. This property has been designed for easy living with an emergency pull cord system, security intercom system, double glazing and electric heating to name a few. Communal areas also exist for those everyday needs with a communal residence lounge (with its own kitchen) for social events, communal laundry room, guest room (subject to availability) and communal gardens. The accommodation comprises:- entrance hall, living room, kitchen, shower/WC and one bedroom. Outside there are communal gardens and areas.

Council Tax Band: A
Ipswich

LOCATION:
The property is located within easy reach of the reputed Northgate high school, walking distance of the hospital, shops, doctors surgery and amenities and is less than 3 miles from Ipswich town centre which offers an array of further shopping, major supermarkets and plenty of leisure activities including the Buttermarket. There is also a choice of restaurants, shops at Ipswich Waterfront which is also within 3 miles. Transport links are excellent with regular train services linking London Liverpool Street and Cambridge from the Ipswich mainline station again about 3 miles away and A14 (Midlands/North) is within easy reach.

COMMUNAL ENTRANCE HALL:
Access is gained via a security intercom, communal areas, access to residents lounge, laundry and gardens. Lift and stairs to all floors.

ENTRANCE HALL:
9'2 x 3'6 (2.79m x 1.07m)
Entrance door to:- electric storage heater, security intercom unit with emergency pull cord system, built in storage cupboard and built in airing cupboard.

LOUNGE/DINER:
17'0 x 10'5 (5.18m x 3.18m)
Double glazed bay window with views to front elevation, electric storage heater and emergency pull cord system, Open to:-

KITCHEN:
8'0 x 5'9 (2.44m x 1.75m)
Extractor fan, wall mounted down flow heater, stainless steel sink unit with mixer tap (lever taps) and cupboards under, floor standing cupboards and drawers with adjacent work tops, double wall mounted cupboard, filter hood over space for cooker/oven, space for washing machine and space for fridge/freezer.

BATHROOM:
6'7 x 5'3 (2.01m x 1.60m)
extractor fan, wall mounted down flow heater, emergency pull cord system, low level WC, pedestal wash hand basin with mixer tap, built in double shower cubicle with Triton shower and shower screen, tiled walls.

BEDROOM ONE:
12'6 x 9'2 (3.81m x 2.79m)
Double glazed window to front elevation, electric heater and emergency pull cord system,

COMMUNAL AREAS:
Communal residence lounge, with residence kitchen.
Communal laundry area.
Communal dustbin/rubbish area.
Guest room (subject to availability)
Communal gardens
Parking on a first come first serve basis. There are spaces to let in the area.

LEASE DETAILS/SERVICE CHARGES:
99 year lease from 29/04/1987 to 25/12/2082.
Approximately 58 years remaining.
Service charge £731 per Quarter = £2924 per annum inc g/rent
No water charge, no buildings insurance.
Warden available from 9am till 1pm, careline in place for out of hours.
Emergency pull cord system in the apartment.

GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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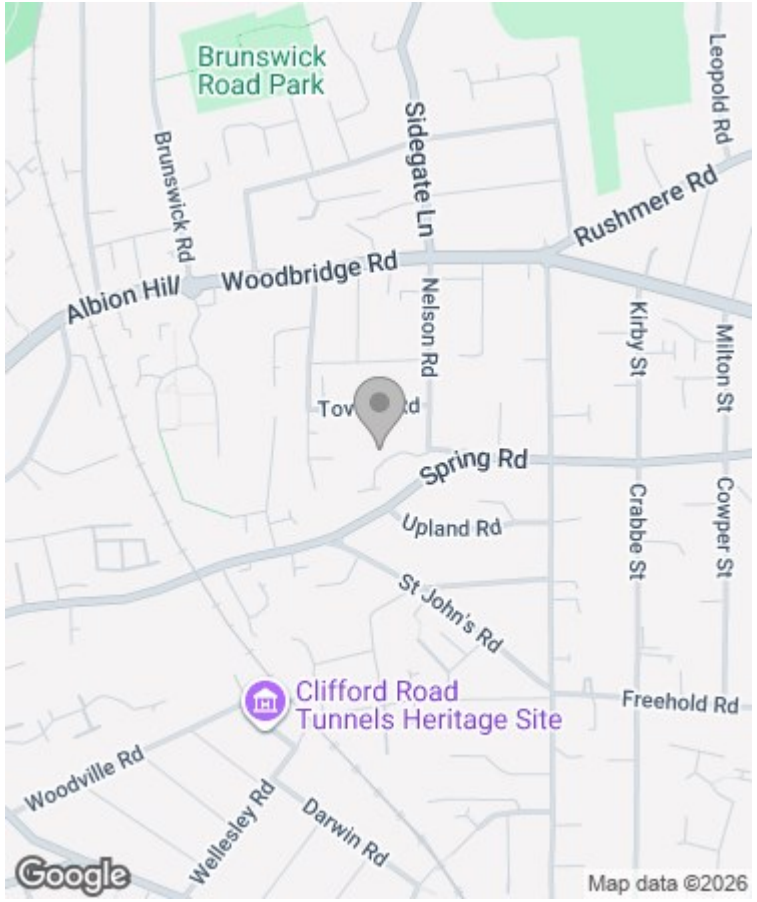

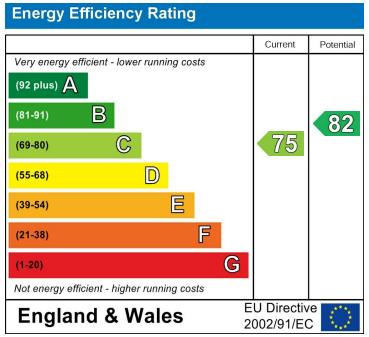

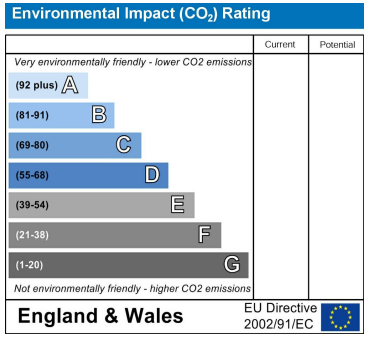

Viewing

Please contact our Grace Estate Agents Office on 01473 747728
if you wish to arrange a viewing appointment for this property or require further information.

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.

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