



**CORNERSTONE**  
RESIDENTIAL ESTATE AGENTS

**ST JOHNS COURT, SUNFIELD CLOSE, IPSWICH,  
IP4 5JS**

**TENURE : LEASEHOLD**

**GUIDE PRICE £70,000**

- For Over 55s
- One Bedroom
- Double-Glazed Windows
- First Floor Wardened Flat
- Electric Heating
- Communal Gardens & Parking



## Communal Hallway

Communal entrance door to entrance hall, stairs to first floor and personal door to:

## Private Hall

Electric slimline heater, built-in storage cupboard, access to loft, further cupboard housing tank and doors to...

## Living Room *4.32m x 2.97m (14' 2" x 9' 9")*

Two double glazed windows to front, electric slimline heater, emergency pull cord and sliding door to...

## Kitchen *2.64m x 1.45m (8' 8" x 4' 9")*

Comprising single drainer stainless steel sink unit with mixer and cupboards under, roll top work-surfaces with drawers, cupboards and appliance space, wall mounted cupboards over, oven, hob and extractor over and pull cord.



## Bedroom

Double glazed window to rear, built-in wardrobe, coved ceiling, slimline electric heater and pull cord.

## Shower Room

Fitted with a shower enclosure, WC and wash basin.

## Lease Details

99 years as of 1/4/89. The service charge, maintenance and ground rent equates to around £320 per month. This covers buildings insurance, water, maintenance of communal areas and the site manager.

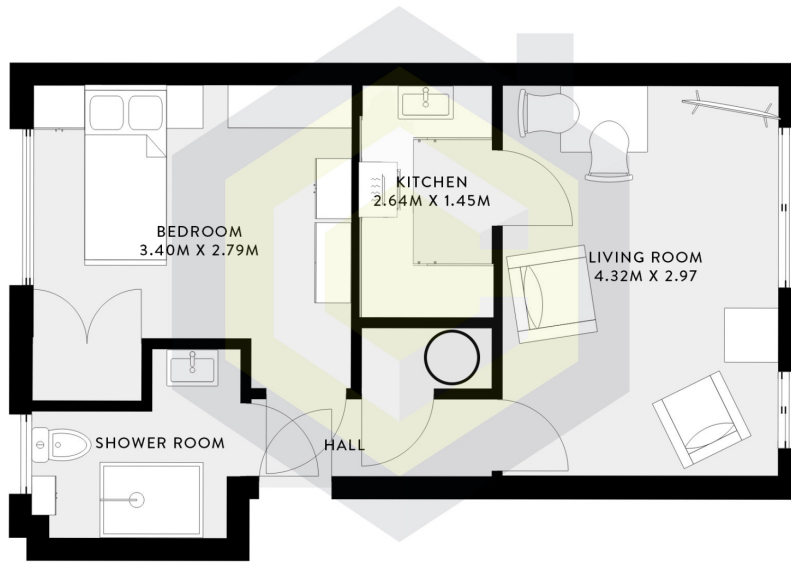
## THE PROPERTY & LOCATION

St Johns Court is a popular development in East Ipswich for residents over 55 years. There's a good balance of independent living and an active program of activities for residents, with restaurant trips, keep fit sessions and meetings. The accommodation comprises a communal entrance hall serving two flats, a private entrance lobby, living room, kitchen, bedroom and bathroom. There's communal gardens and parking and electric heating.

St Johns Close is situated off Bloomfield Street in East Ipswich, close to local amenities including shops, doctors surgery and the hospital, and regular bus service in to the town centre.



TO ARRANGE A VIEWING OF THIS PROPERTY OR  
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



While we try and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.

CORNERSTONE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Sunfield Close, IP4

Council Tax Banding : B

Service Charge: £320pcm

We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



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### Disclaimer

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given