



Burnham Lodge Oakstead Close | | Ipswich | IP4 4HJ

Guide Price £105,000

NICHOLAS
— ESTATES —

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Nestled in the tranquil Oakstead Close, this well-presented ground floor apartment in east Ipswich offers a delightful living experience. With two spacious bedrooms and a comfortable reception room, this property is perfect for first-time buyers or those seeking a sound investment opportunity.

- 950 Year Long Lease & Share of Freehold
- No Onward Chain
- Ground Floor
- On Site Laundry Room
- On site External Store room
- Private Balcony
- Full redecorated prior to current tenancy.
- Spacious two-bedroom flat
- 20 mins to town centre
- Newly installed lift

Kitchen

0'10"x0'10"x0'0" (2.97x3.20x0.00)

Side aspect double glazed window, Range of eye and base level units, roll top work surface with stainless steel sink. Integrated Oven, hob and extractor above, Space and plumbing for Dishwasher, and Freestanding Fridge Freezer. Serviced Gas Boiler, Tiled Floor, and Gas Radiator.

Bedroom I

0'10"x1'1"x0'0" (2.97x3.83x0.00)

Front aspect double glazed window, carpet flooring, Built In Wardrobe, Gas radiator.



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Upon entering, you are welcomed by a bright entrance hall that leads to a



Bedroom 2

0'8"×0'10"×0'0" (2.53×3.00×0.00)

Front Aspect window, Carpet flooring and gas Radiator.

Living Room

1'3"×0'10"×0'0" (4.60×3.10×0.00)

Front aspect sliding doors onto balcony, carpeted flooring, and gas central radiator.

W/C

0'5"×0'3"×0'0" (1.45×0.78×0.00)

Low level W/C, Tiled Flooring

Bathroom

0'7"×0'5"×0'0" (2.10×1.51×0.00)

Panel curved shaped Bath with Mixer Shower, tiled flooring, hand wash basin, and gas radiator.

Outside

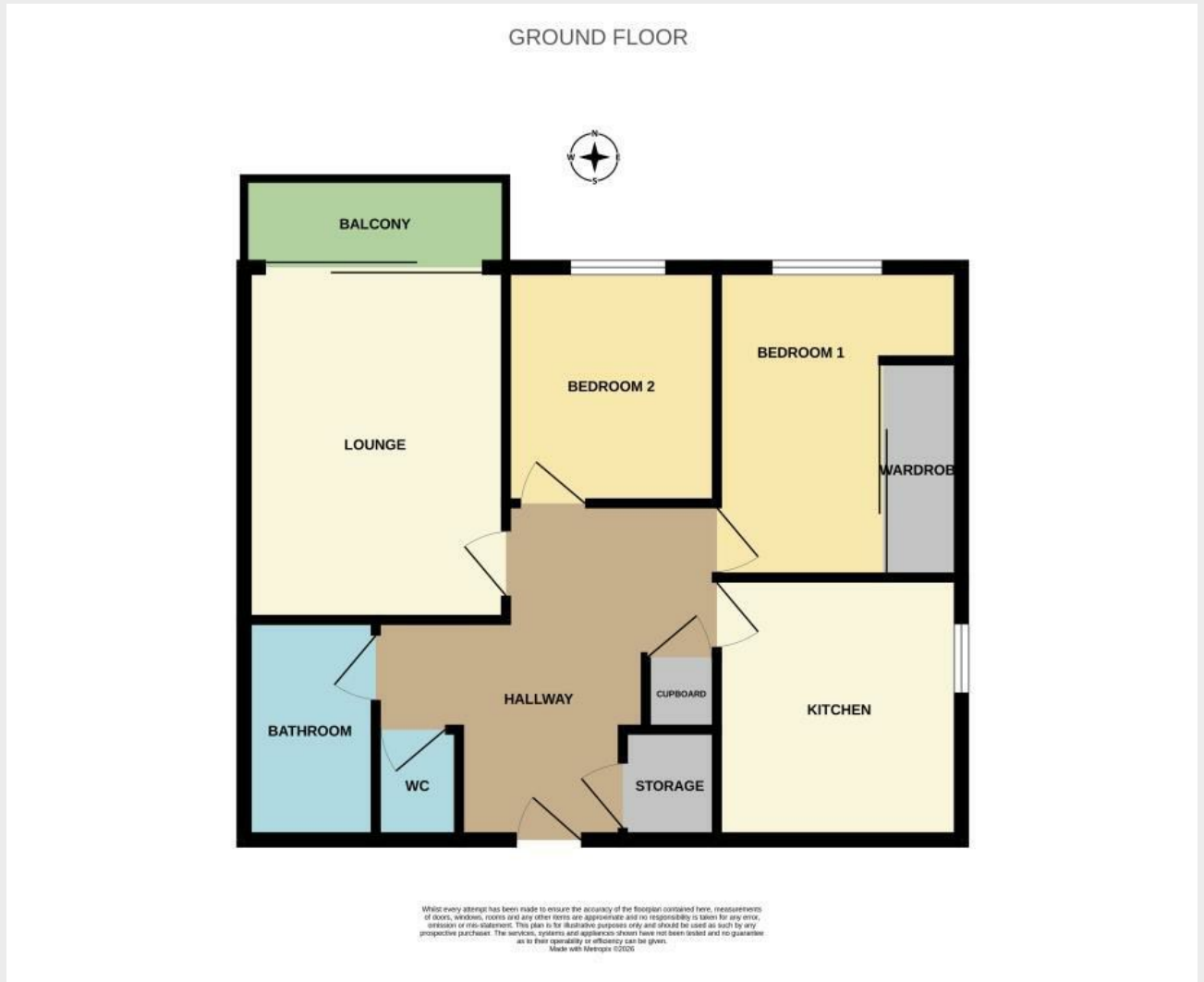
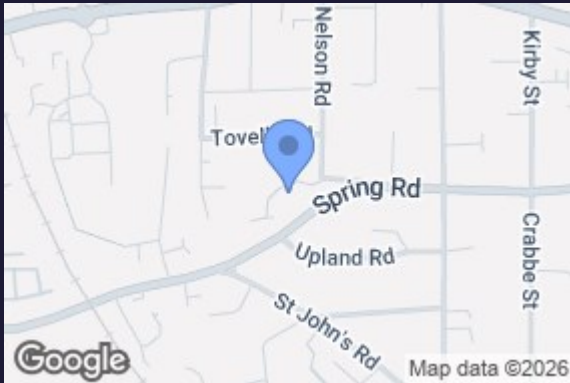
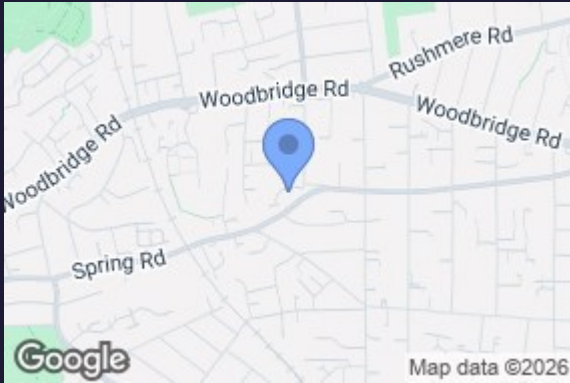
Located at lower floor level of the building, there is a laundry room, with washing machines and drier. The property also comes with its own personal external store room.

Entrance/Hallway

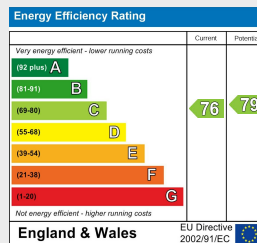
Secure Fob entry to the building, with the property located on the Ground Floor. Internal hallway for the apartment is spacious, with 2x storage cupboards with shelving, carpet flooring, intercom entry phone, gas central heating and doors leading to all rooms;

Agents Note

We have been advised the Current Service Charge of £2833.41 Per Annum. This service Charge Includes the following:- Upkeep and Maintenance of communal areas/hallways. - Servicing of the lift- Building Insurance- Water Rates- On Site Laundry Room- Private External Store Room.



Council Tax Band A EPC Rating C



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