



**Connells**

Cliff Lane  
Ipswich





### Property Description

A Fantastic Opportunity to secure this charming top floor two bedroom Over 55's Retirement Apartment, perfectly positioned in the ever popular IP3 Postcard of Ipswich, close to the town centre & marina.

Situated within a highly sought-after retirement development, this superb property offers comfortable, low maintenance living with a strong sense of community. Residents enjoy exclusive access to a welcoming communal lounge and kitchen, well equipped laundry facilities, beautifully maintained communal gardens, and ample parking. For convenience and peace of mind, the building benefits from both lift and stair access to all floors, as well as an emergency pull-cord system within the flat.

Inside, the apartment boasts a bright and spacious open plan living and dining area, creating an inviting social space, along with two well-proportioned bedrooms offering flexibility for guests, hobbies, or live in care.

This superb home is enviably located just 500 feet from the stunning Holywells Park, perfect for peaceful walks and enjoying nature. Excellent transport links are on hand too, with the nearby bus route providing easy access into Ipswich Town Centre and its wealth of shopping, cafes, amenities, and banking facilities.

Internal inspection is highly recommended to fully appreciate the lifestyle, convenience, and fantastic value this wonderful retirement apartment has to offer

### Communal Entrance

Accessed via communal entrance door, lift access to upper floors, stair access to upper floors, laundry area, communal sitting area and the property can be found on the top (second) floor.

### Entrance Hall

Accessed via wooden door with letter box, large airing cupboard with water tank and consumer unit, storage heater, carpet, loft hatch and pull cord system.

### Lounge/Diner

Double glazed window to side, storage heater, carpet, pendant lights, electric fire with fireplace, feature surrounding, pull cord and door giving access to hallway and kitchen.

### Kitchen

Access via single glazed door from the lounge, the kitchen consists of matching wall and base level units, wood effect roll top work surfaces with inset stainless steel sink and drainer with mixer tap, half tiled wall splash backs, electric oven, hob, extractor fan, integrator under counter fridge and freezer, spotlights, heater and double glazed window to side.

### Bedroom One

A spacious bedroom with double glazed window to side, pendant light, pull cord system and built in wardrobes providing extra storage.

### Bedroom Two

A double bedroom consisting of carpet, double glazed window to side, storage heater, pendant light and pull cord system.

### Bathroom

Bath with hot and cold tap and shower, handrail, sink and storage with hot and cold tap, heated towel rail, low level

w/c, heater, extractor fan, tiled walls and laminate flooring.

## Outside The Property

To the front of the development, residents benefit from communal, unallocated parking accessed via a secure electric gated entrance, providing both convenience and peace of mind.

To the rear, Holme Oaks Court offers beautifully maintained communal gardens, featuring a mix of patio seating areas and lawns-ideal for relaxing outdoors, socialising with neighbours, or simply enjoying the peaceful surroundings. These gardens are described as attractive, well kept and superbly maintained, forming one of the standout features of the development.

The communal facilities at Holme Oaks Court further enhance the lifestyle on offer, including:

## Communal Areas

Residents' lounge / function room for social activities and events.

Communal laundry room.

House manager (daytime) and 24 hour Careline emergency support system for reassurance and safety.

Secure entry system / camera security entrance for added security.

Access to Holywells Park, directly behind or adjacent to the development-perfect for scenic walks, wildlife, ponds, and café visits.

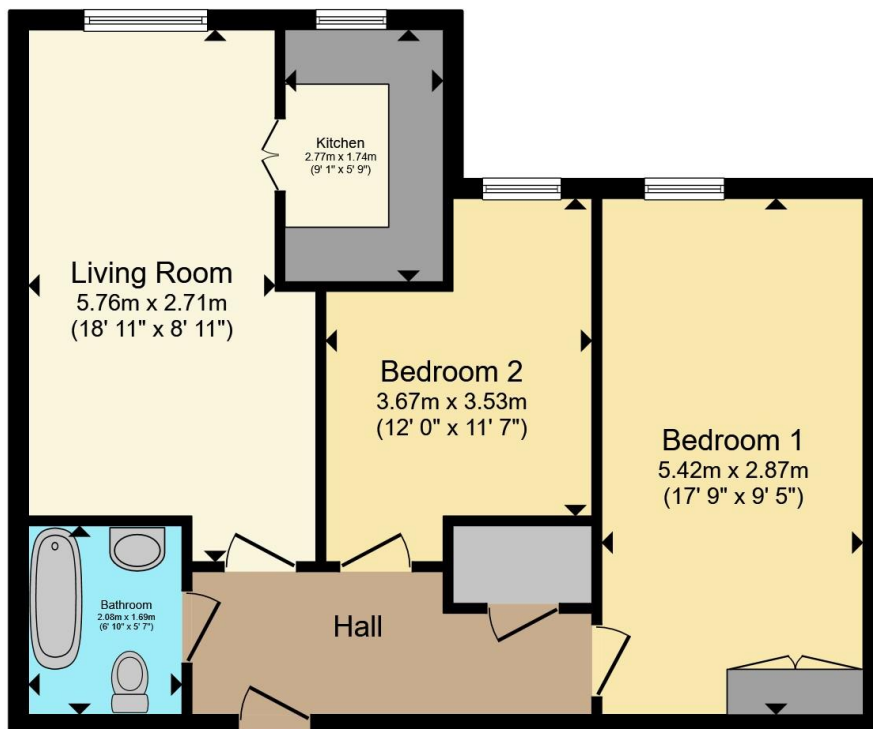
Holme Oaks Court is known for its community atmosphere, with regular social activities such as cards, games, quizzes and bingo.

## Agent Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.







Total floor area 60.3 m<sup>2</sup> (649 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

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6 Princes Street  
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EPC Rating: C

Council Tax  
 Band: C

Service Charge:  
 5351.96

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ICH312408](http://connells.co.uk/Property/ICH312408)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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