

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



Pine Drive

Purdis Farm, Ipswich, IP3 8GE

Asking price £160,000



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FIRST FLOOR APARTMENT - TWO DOUBLE BED ROOMS - OPEN PLAN KITCHEN/DINING/LIVING SPACE - SHOWER ROOM - WELCOMING ENTRANCE HALL - ALLOCATED CAR PARKING SPACE.

Foxhall Estate Agents are delighted to offer for sale this two bedroom first floor apartment situated on the Purdis Farm development.

The property boasts an open plan kitchen/living and dining space, shower room, two bedrooms and welcoming entrance hall.

Purdis Farm offers plenty of close local amenities including access to Sainsbury's supermarket, local shops, bus routes into Ipswich town centre, Ipswich Hospital and surrounding areas and easy access to the A12/A14.

In the valuer's opinion an early internal viewing is highly advised.

Communal Entrance Hallway And Stairs

The main front door to the block is on the ground floor and leads directly from the car park. There is a security entrance system, outside post boxes for the individual flats which then leads to a reception hallway with stairs rising to first floor.

Reception Hallway

Entry via the lobby, electric radiator, intercom system, doors to bedrooms one and two, open plan living space, a storage cupboard which houses the water tank, and the shower room.

Open Plan Kitchen/Dining/ Living Space

17'4" x 17'2" (5.28m x 5.23m)

Three double glazed windows which face to the rear, spotlights, coving, electric radiator, we've got the living space, dining space and kitchen area which has wall and base fitted units with cupboards and drawers, built-in oven an electric hob with a cooker hood above, stainless steel splash-back, space for a fridge freezer, plumbing for a washing machine, 1 1/2 stainless steel sink bowl and drainer unit with a mixer tap above, breakfast bar that sits 2-3 comfortably, roll-top worksurfaces and laminate flooring throughout.

Bedroom One

13'11" x 10'10" (4.24m x 3.30m)

Double glazed window facing the front, electric radiator and built-in mirror fronted sliding door wardrobe.

Bedroom Two

10'7" x 9'10" (3.23m x 3.00m)

Two double glazed windows facing the rear, electric radiator, and access to the electric and fuse board.

Shower Room

7'7" x 6'9" (2.31m x 2.06m)

Double glazed obscure window which faces the front, step in shower cubicle, low-flush W.C., wall mounted wash hand basin with a mixer tap, half tiled walls and splash-back, extractor fan, spotlights, stainless steel electric heated towel rail and tiled flooring.

Car Parking And Communal Facilities

There is an allocated car park space very near the main entrance door to the block. There is also double doors to a refuse store and a bike store shared between the tenants. For visitors there are areas for communal parking within the development and on Pine Drive itself.

Agents Notes

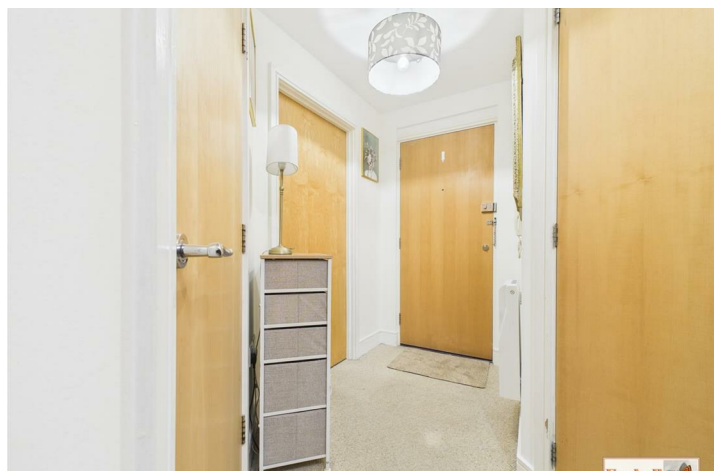
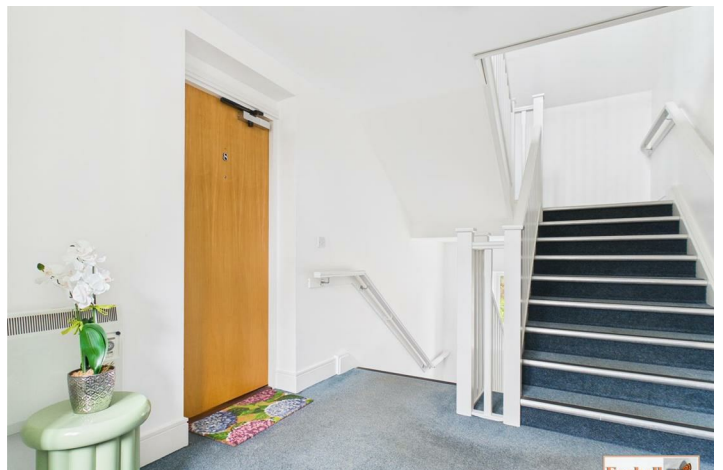
Tenure - Leasehold
Council Tax Band - B

There was a 125 year lease, 04/06/2004 so there is 103 years remaining.

The Ground rent is £150 per annum. The management company is Amber Management and last charge was £1670.

The service charge includes the buildings insurance and also external window cleaning.

All the heating has been replaced in the past three years and the hot water tank was replaced in 2023.







Road Map



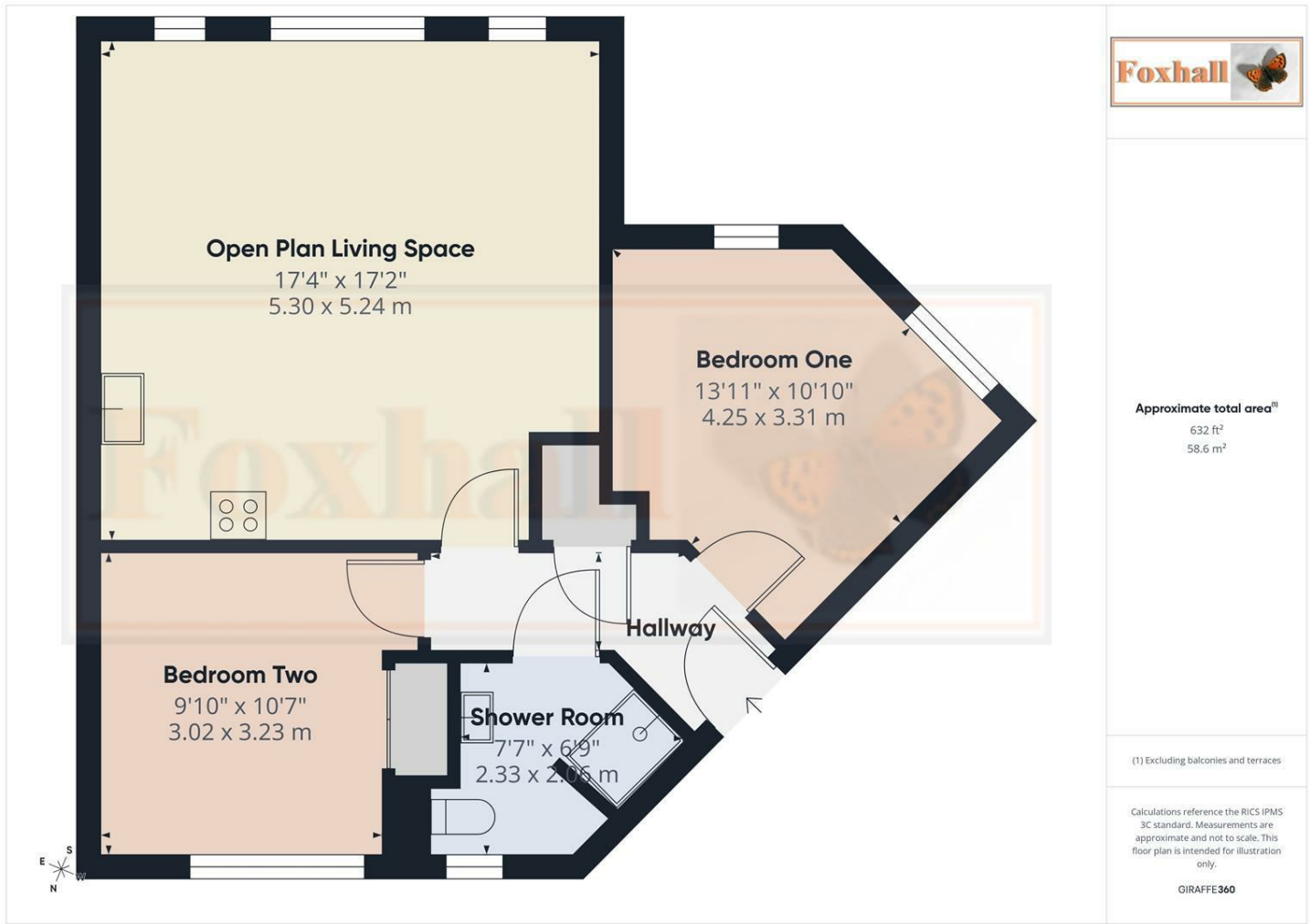
Hybrid Map



Terrain Map



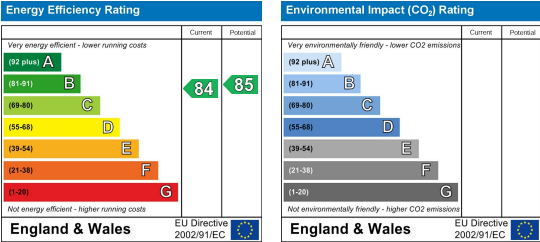
Floor Plan



Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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