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



St Johns Court

Sunfield Close, Ipswich, IP4 5JS

Asking price £80,000

2 | 1 | 1 | C





St Johns Court

Sunfield Close, Ipswich, IP4 5JS

Asking price £80,000







St John's Court is a highly sought after retirement development for the over 55s with a warden controlled pull cord system in each room within the flat for emergencies 24-7. There is an active social side which has regular communal residence meetings, keep fit, weekly coffee mornings, monthly film, Birthday and Christmas parties and social excursions etc and these are organised amongst the residents. The parking and gardens are communal and well maintained with plenty of colour. **Please note that no pets are allowed**.

Entrance Hallway

Storage heater, built-in airing cupboard plus separate built-in storage cupboard ideal for vacuum cleaner, iron etc and a good sized access to a loft space which comes complete with a pulldown fitted ladder and is extensively boarded and also supplied with a light.

Lounge

13'10" x 9'11" (4.22m x 3.02m)

Westerly facing window to front making this a very sunny and pleasant room in the afternoons, full of natural light and sunshine with a good size storage heater and views overlooking the communal green area.

Kitchen

7'3" x 6'0" (2.21m x 1.83m)

Window to front with a Bosch integrated oven, four ring hob over plus an extractor hood above, range of fitted base cupboards and soft close drawers plus range of eye-level units, single drainer sink unit and this is westerly facing which is very nice, pleasant and sunny in the afternoons. Space and plumbing for a Hotpoint washer dryer to remain, space for a fridge/freezer, some ample work surfaces, fully tiled walls and twin pull out storage/spice racks.

Bedroom One

12'1" x 9'4" (3.68m x 2.84m)

Bay window to rear with nice views over rear gardens , double built-in wardrobe plus adjacent single built-in wardrobe and storage heater.

Bedroom Two

8'8" x 6'9" (2.64m x 2.06m)

Storage heater and a window to rear.

Shower Room

6'3" x 5'6" (1.91m x 1.68m)

Double walk-in shower with Myra Vie shower, fully tiled walls in bath/shower area, tiled floor, wash hand basin, W.C. and extractor fan.

Communal Gardens

Delightful and well-maintained communal gardens surrounding the apartment at both front, side and rear with benches to sit out on, have a cuppa and pass the time of day with fellow residents and friends.

Service Charges

There is a resident property manager, once appointed, works Monday to Friday 8 am to 3pm. The servicing maintenance charges of £3580.44 which is paid over 12 instalments of £298.37 and include such things as building insurance, cleaning of the community areas and bin area in the communal development and also water rates.

Agents Notes

Tenure - Leasehold - Original Lease was in 1989 and we understand from the owner there is 67 years left on lease.
Council Tax Band - B
No Pets Allowed - Over 55's only
Service Charge £3580.44 charged by 12 instalments of £298.37























Road Map



Hybrid Map



Terrain Map



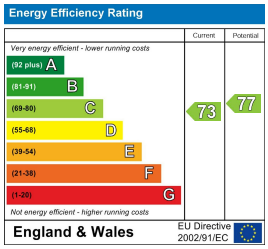
Floor Plan

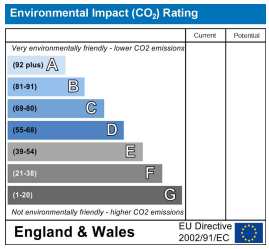


Viewing

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

Energy Efficiency Graph





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.