

# Foxhall



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## St Johns Court

Sunfield Close, Ipswich, IP4 5JS

Asking price £85,000



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## 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



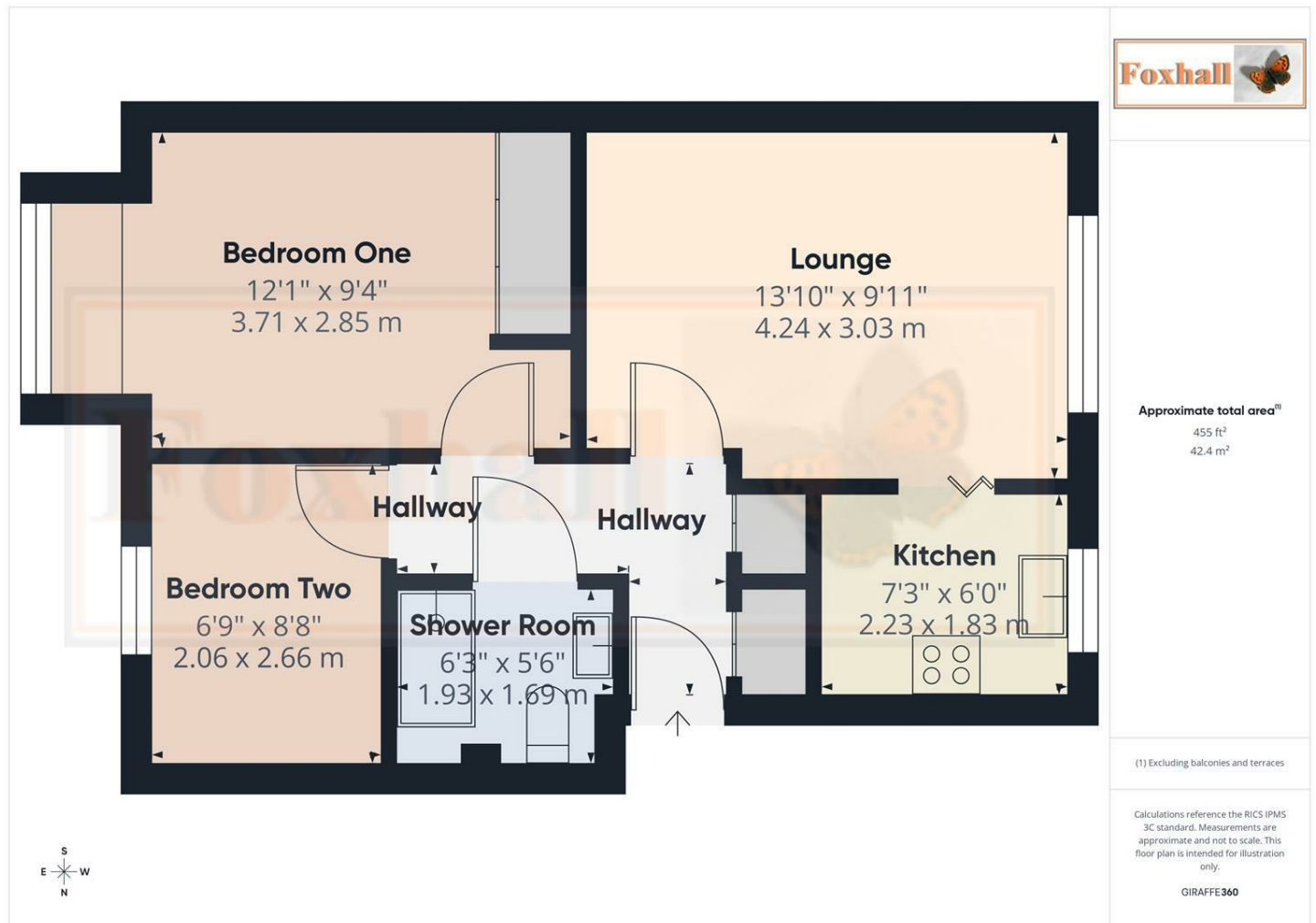
## Hybrid Map



## Terrain Map



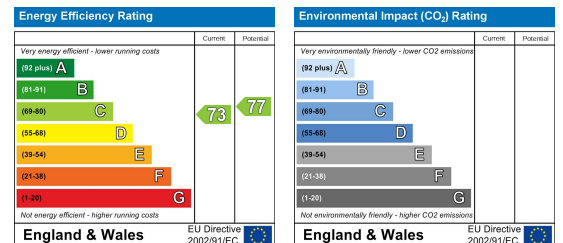
## Floor Plan



## 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



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