

Foxhall



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7 Blackheath Avenue

East Ipswich, IP3 8XP

Asking price £180,000



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Communal Hallway

With stairs up to:

Second Floor Landing

Personal entrance door to:

Entrance Hall

Access to loft, radiator and built in storage cupboard.

Doors to:

Bedroom One

12'9 x 10'1 (3.89m x 3.07m)

Double glazed windows to rear with southerly aspect, radiator, built in wardrobes with sliding doors and door to:

En-Suite Shower Room

7'1 x 4'6 (2.16m x 1.37m)

With independent shower and cubicle, low level W.C., wash basin with mixer tap, shaver point, radiator, obscure double glazed window to rear and tiled floor.

Bedroom Two

12'11 x 9'9 (3.94m x 2.97m)

Double glazed window to side and radiator.

Family Bathroom

7' x 5'6 (2.13m x 1.68m)

Panelled bath with mixer tap, screen, shower and low level W.C., wash basin with mixer tap, radiators, extractor fan, down-lighters and tiled floor.

Kitchen / Breakfast / Lounge

23'5 x 11'7 (7.14m x 3.53m)

Lounge area - Double glazed window to front and radiator.

Kitchen / Breakfast area - Double glazed window to

front, comprising one and a quarter bowl single drainer stainless steel sink unit with mixer tap, roll top work-surfaces with cupboards and drawers under and wall mounted cupboards over, radiator, down-lighters, wall mounted cupboard housing boiler, breakfast bar, integrated appliances to include upright housing fridge and freezer, dishwasher, washing machine, oven, hob and extractor.

Outside

There are communal garden areas and there is one allocated parking space to the rear of the apartment. There is a bin storage area and some walkways and access to the golf club.

Agents Notes

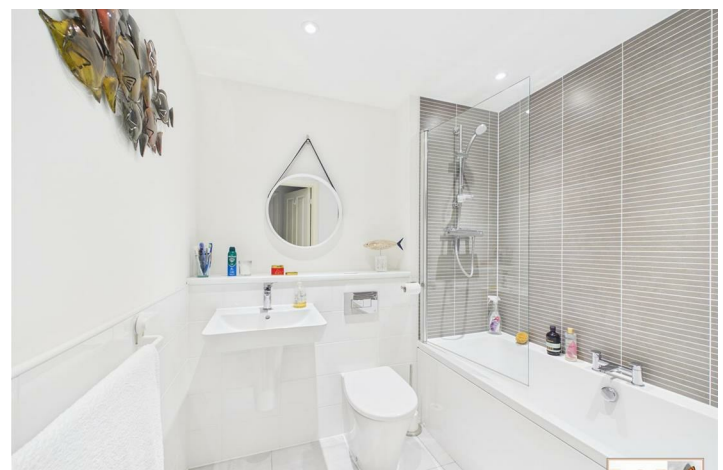
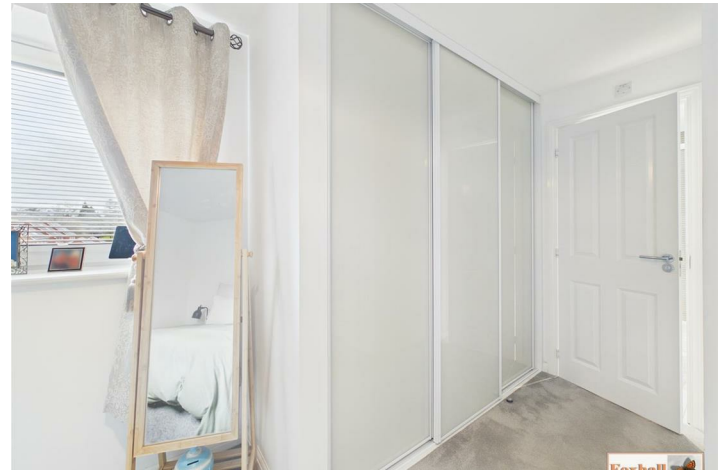
Tenure - Leasehold

Council Tax Band - B

999 years lease starting on 1st January 2018 therefore 993 years left

Service charges - £1,857.04 per annum (advised by vendor - all figures to be confirmed by the purchaser's legal representative)







Road Map



Hybrid Map



Terrain Map



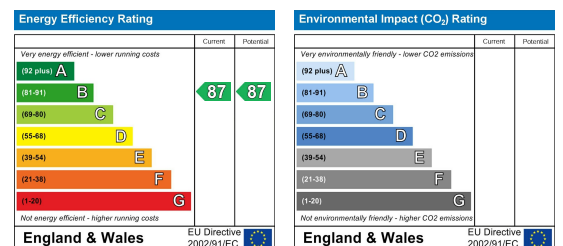
Floor Plan



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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