

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

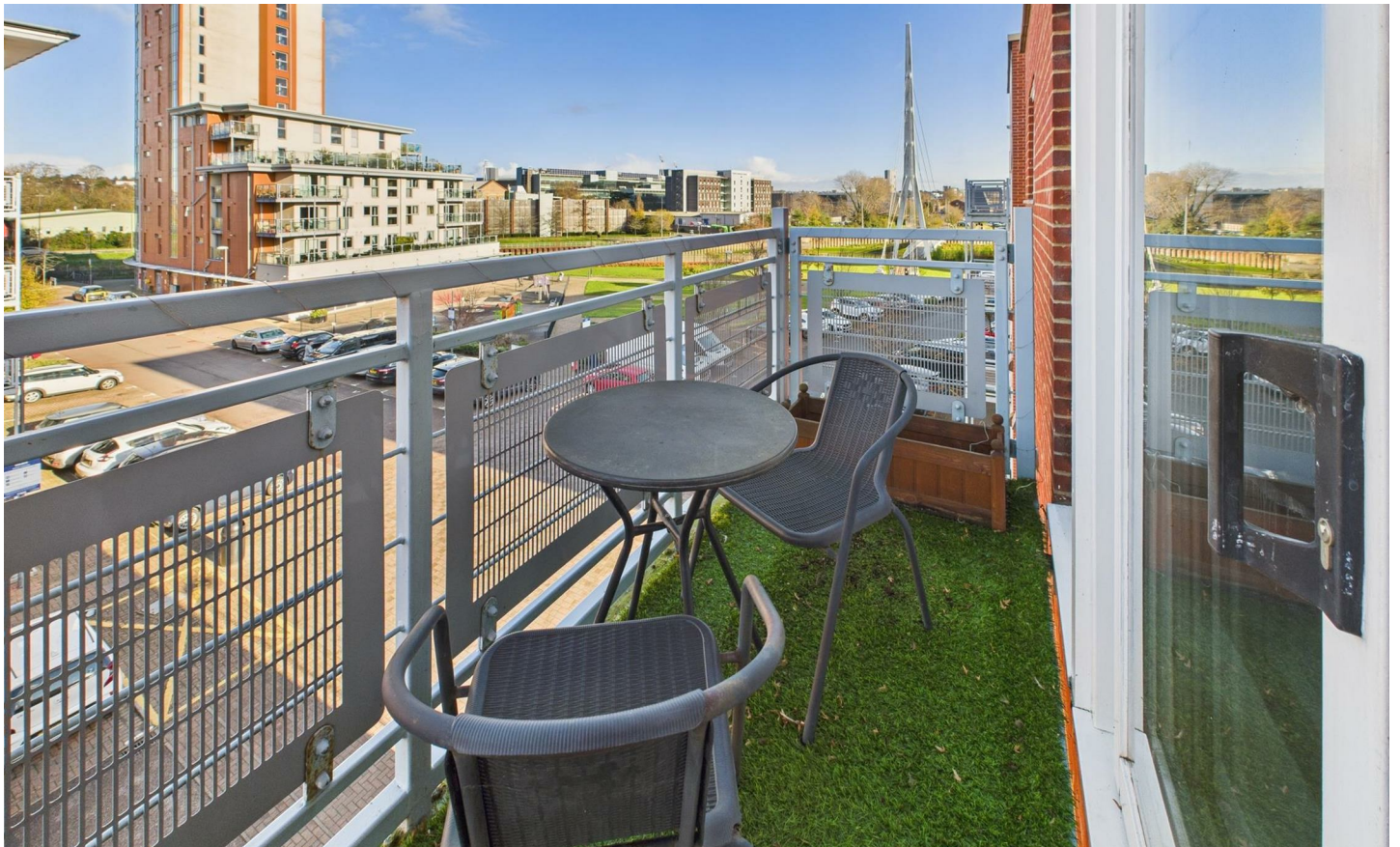
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Holman Court

Close to Town Centre, Ipswich, IP2 0ES

Asking price £135,000



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Communal Entrance

Communal entrance door to communal entrance hallway with stairs off to the third floor with communal landing, intercom system and entrance door into entrance hall.

Entrance Hallway

Radiator, access to the loft which is part boarded, oak style laminated flooring, coved ceiling and doors to bedrooms one and two, lounge / diner and the family bathroom.

Lounge / Diner

15'3" x 14'7" (4.65m x 4.45m)

Radiator, coved ceiling, double glazed patio doors leading to a balcony with artificial lawn and a view over the Sir Bobby Robson bridge and the River Orwell.

Kitchen

9'1" x 7'5" (2.77m x 2.26m)

Well fitted comprising 1 1/4 bowl single drainer stainless steel unit with a mixer tap and cupboard under, roll-top worksurfaces with cupboards, drawers and appliance space under, wall mounted cupboards over, wall mounted combination boiler and double glazed window to the front.

Bedroom One

11'0" x 10'5" (3.35m x 3.18m)

Double glazed window to the rear, radiator, coved ceiling, fitted wardrobes with sliding doors, door to Juliet balcony and door to the en-suite shower room.

En-Suite Shower Room

6'5" x 3'7" (1.96m x 1.09m)

Shower cubicle, wash basin, low-level W.C. and extractor fan.

Bedroom Two

10'3" x 7'2" (3.12m x 2.18m)

Double glazed window to the rear, radiator and coved ceiling.

Family Bathroom

10'9" x 4'9" (3.28m x 1.45m)

Panel bath with screen and shower over, wash basin with a mixer tap, low-level W.C., radiator and a built-in shelved storage cupboard.

Communal Area

There are communal grounds within the complex which is located alongside the River Orwell with the Sir Bobby Robson bridge giving a quick access to the town centre and the Ipswich waterfront.

Agents Notes

Tenure - Leasehold

Council Tax Band - B

Length of Lease is 125 yrs from 28th August 2008 - 106 yrs left

We understand from the vendor the Ground Rent is £255.80

Annual service charge £2108.48

Pursuant to the Estate Agents Act Section 21 we are obliged to advise that the vendor of the property is related to a member of staff at Foxhall Estate Agents.





Road Map



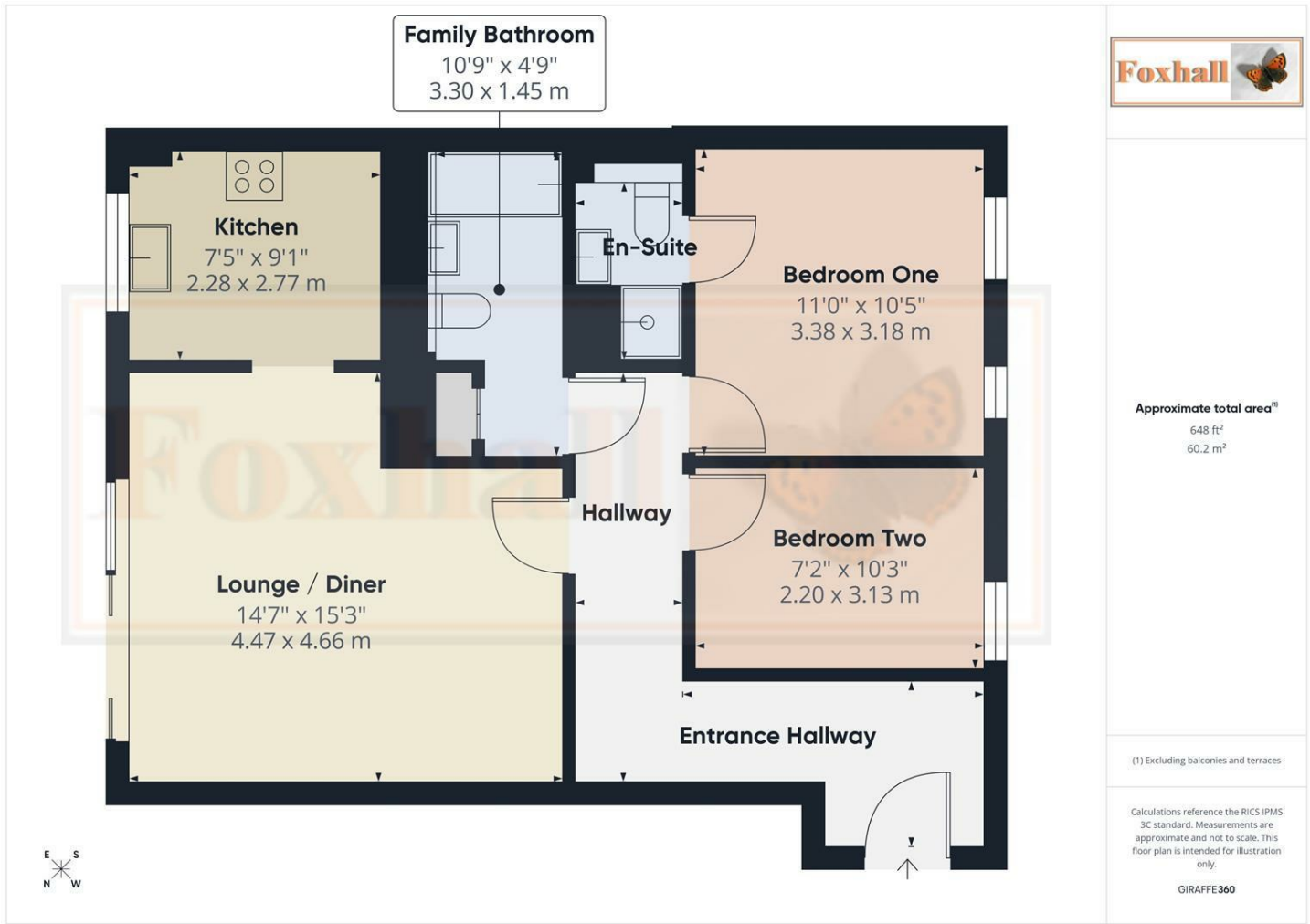
Hybrid Map



Terrain Map



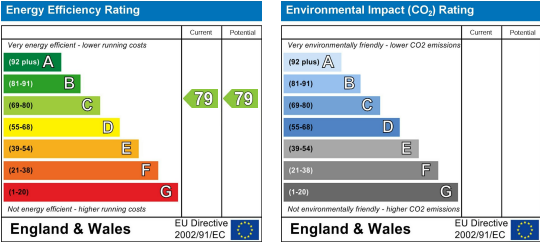
Floor Plan



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.