

Foxhall



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Gressland Court, Mead Drive

Kesgrave, Ipswich, IP5 2HJ

Asking price £300,000



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Entrance Hallway

Access via entrance door, security pull cord, smooth coved ceiling, walk-in storage cupboard, radiator, airing cupboard and doors giving access to all rooms

Lounge / Diner

20'5" x 10'9" (6.22m x 3.28m)

UPVC double glazed double doors giving access to a Juliet balcony with two UPVC double glazed bay window to the side, satellite TV point, smooth coved ceiling, two radiators, feature fireplace with marble effect hearth and electric flame effect fire inset, emergency pull cord and door giving access to the kitchen.

Kitchen

10'4" x 6'11" (3.15m x 2.11m)

UPVC double glazed window to front and automatic window to front, 1 1/2 bowl single drainer sink with a mixer tap inset into a rolled edged worksurface with cupboards and drawers under and matching above, display cabinet, built-in Hotpoint washing machine, built-in oven, built-in fridge and freezer, built in Hotpoint hob with filter hood above, smooth coved ceiling with inset spotlighting, cupboard housing Baxi wall mounted boiler, tile effect flooring and tiled splash-backs.

Bedroom One

17'2" x 11'9" (5.23m x 3.58m)

UPVC double glazed window to front, radiator, two built-in double wardrobes, smooth coved ceiling, carpeted flooring, television point, emergency pull cord and door giving access to the wet room.

Wet Room

9'8" x 7'0" (2.95m x 2.13m)

Low-level W.C., pedestal wash hand basin, part tiled walls, shower recess and shower screen, radiator, smooth ceiling with inset spotlighting and extractor fan, shaver light point, part tiled walls, emergency pull cord.

Bedroom Two

13'2" x 7'8" (4.01m x 2.34m)

UPVC double glazed window to front, radiator, smooth coved ceiling, emergency pull cord and carpeted flooring.

Bathroom

7'7" x 7'6" (2.31m x 2.29m)

Low-level W.C., shaped and panelled bath, pedestal wash hand basin, part tiled walls, vinyl flooring, smooth ceiling with inset spotlighting and extractor fan, shaver light point and a radiator.

Communal Areas & Gardens

Gressland Court is a gated complex and all areas are wheelchair accessible. There is a large communal parking area available at the front of Gressland Court. To the rear is a large landscaped beautiful communal garden which is mainly laid to lawn with various shrub borders, hedging and seating. Within the complex is access to the communal lounge, restaurant, dining room, guest suite, laundry room and the craft / hobbies area. Lift access to all levels with a secure door entry system and emergency alarm call system.

Agents Notes

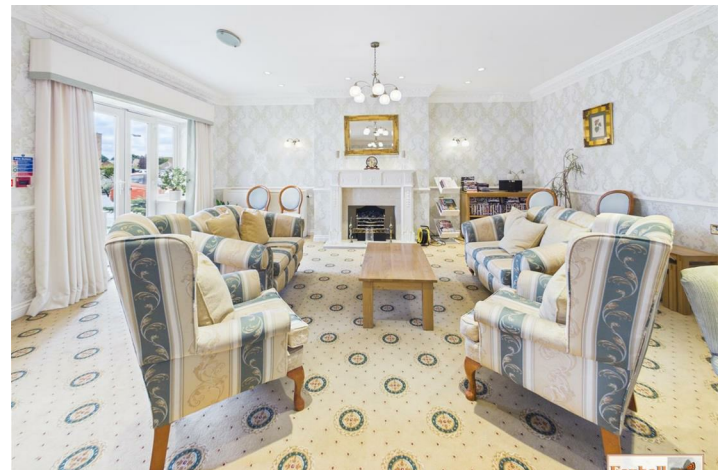
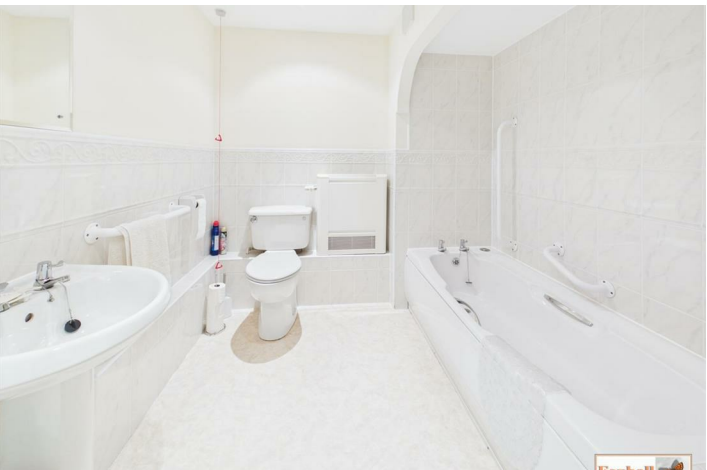
Tenure - Leasehold 999 years from 2005.

Council Tax Band - C

Over 65's Only and pets are welcome (subject to terms of the lease).

Service Charges £783 per month includes a duty manager on site 24/7, emergency alarm system and callouts between 10pm – 7am.









Road Map



Hybrid Map



Terrain Map



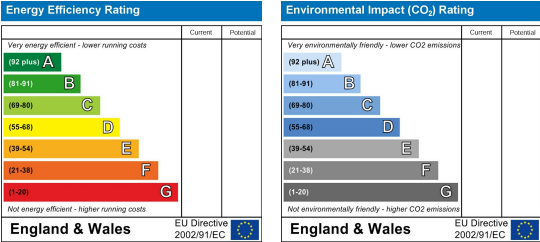
Floor Plan



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.