

Foxhall



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Segger View

Kesgrave, Ipswich, IP5 2BG

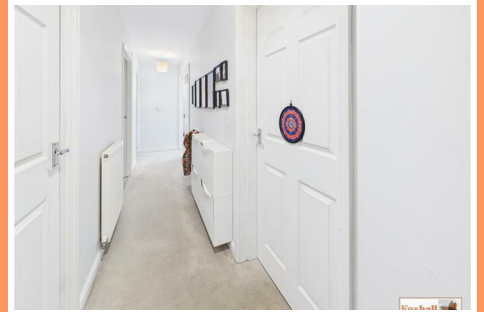
Offers in excess of £170,000



Segger View

Kesgrave, Ipswich, IP5 2BG

Offers in excess of £170,000



Segger View

GROUND FLOOR APARTMENT - SOUGHT AFTER GRANGE FARM LOCATION - TWO DOUBLE BEDROOMS - KITCHEN / BREAKFAST ROOM - LOUNGE - EN-SUITE TO PRIMARY BEDROOM - UPVC DOUBLE GLAZED WINDOWS AND GAS CENTRAL HEATING- COMMUNAL GARDENS - ALLOCATED PARKING SPACES.- SERVICE CHARGE £1,450 PA & GROUND RENT £300 PA.

Foxhall Estate Agents are delighted to offer for sale this two bedroom ground floor apartment situated on the sought after Grange Farm development.

The accommodation comprises lounge, kitchen / breakfast room, two double bedrooms with en-suite to primary bedroom, bathroom and communal gardens with allocated parking.

Just a short walk from Fenton Woods and a short drive from Kesgrave Sports Centre, the popular Grange Farm development offers a fantastic school catchment, plenty of local amenities including Tesco supermarket, local bus routes, plenty of picturesque woodland walks and easy access to the A12/A14.

Front Garden

Communal area mainly laid to lawn and has one allocated parking spot per flat. The property is accessed via a communal security entrance door and gives access to the entrance door and hallway and also access to the rear communal garden.

Entrance Hallway

Accessed via entrance door, security entry phone,

radiator, carpeted flooring, smooth ceiling and doors giving access to all rooms and a storage cupboard.

Lounge

13'9" x 12'11" (4.19m x 3.94m)

Two UPVC double glazed windows to front, radiator, smooth ceiling and carpeted flooring.

Kitchen / Breakfast Room

10'2" x 8'2" (3.10 x 2.50)

A modern white gloss kitchen with UPVC double glazed window to rear, built-in oven, built-in hob, single drainer sink with Victorian style mixer spray tap inset in a worksurface with cupboards and drawers under and matching above, block tiled splash-back, breakfast bar, radiator, Herringbone style vinyl flooring, under unit lighting, space for a fridge freezer, plumbing for a washing machine, built-in dishwasher and a smooth ceiling with spotlighting.

Bedroom One

9'9" x 8'10" (2.99 x 2.71)

UPVC double glazed window to front, radiator, grey carpeted flooring, two built-in double wardrobes, smooth ceiling, cupboard housing wall mounted Baxi Boiler and door giving access to the en-suite.

En-Suite Wet Room

5'7" x 5'0" (1.70m x 1.52m)

Antico flooring, wall shower with rainfall showerhead, low-level W.C., pedestal wash hand basin, shaver point, radiator, smooth ceiling, extractor fan and fully tiled walls.

Bedroom Two

9'1" x 8'1" (2.77m x 2.46m)

UPVC double glazed window to rear, radiator, carpeted flooring and smooth ceiling.

Bathroom

8'1" x 5'2" (2.46m x 1.57m)

UPVC double glazed window to rear, shaped and panel bath, W.C., pedestal wash hand basin, part tiled walls, radiator, wood effect vinyl flooring and smooth ceiling with an extractor fan.

Communal Gardens

To the rear of the property there is a communal garden which is mainly laid to lawn with gated access to the pathway giving access to the woods.

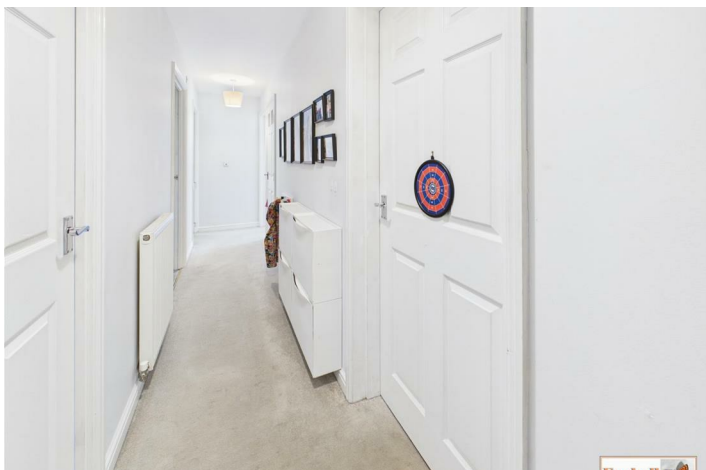
Agents Notes

Tenure - Leasehold

Council Tax Band - B

Ground Rent £300 PA

Service Charge £1,450 PA





Road Map



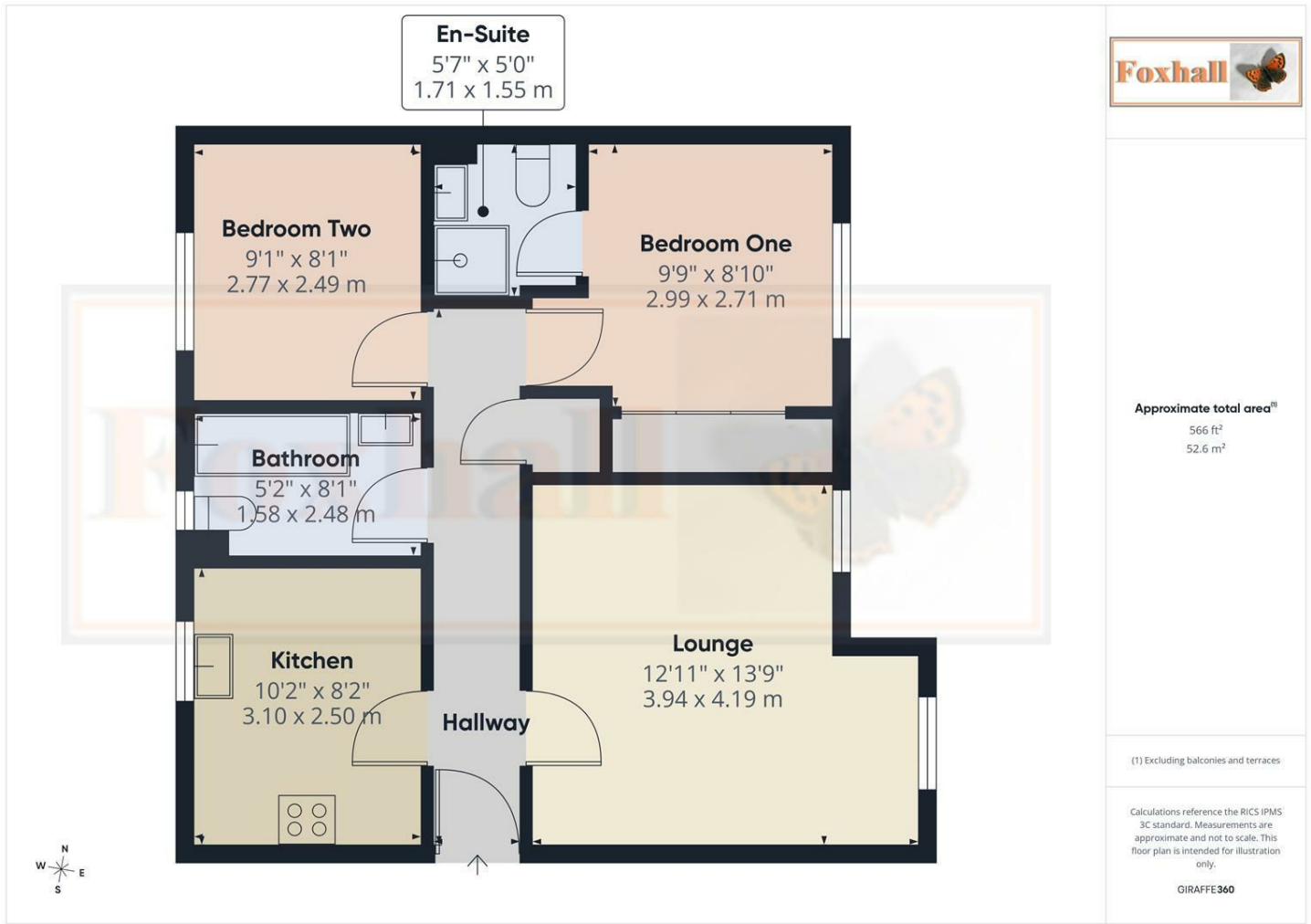
Hybrid Map



Terrain Map



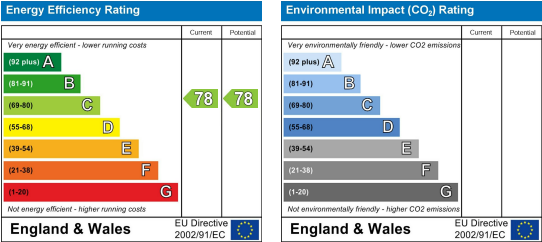
Floor Plan



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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