



Palmer & Partners



Westwood Court, Norwich Road,
Ipswich, Suffolk, IP1 2QX
Asking Price £75,000

Palmer & Partners

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- OVER 60's
- No Onward Chain
- Ground Floor Apartment
- Two Large Double Bedrooms
- Kitchen
- 22ft Lounge/Dining Room
- Wet Room
- Electric Heating



This two-bedroom ground floor apartment, located on the OVER 60's McCarthy Stone complex on Norwich Road and being sold with no onward chain, comes with resident parking, access to well-maintained communal gardens, secure key fob entry system, resident house manager, 24-hour emergency careline system, and access to onsite facilities including residents' lounge, laundrette and guestroom. The accommodation comprises an

entrance hall, 22ft lounge/dining room, kitchen, two well-proportioned double bedrooms, and a wet room.

Leasehold information:
 Lease – 125 years from 1.4.1999
 Service charge – £3,027.08 per annum (paid six-monthly)
 Ground rent – £587.46 per annum (paid six-monthly)

The county town of Ipswich offers a range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park, recreational facilities, and mainline railway station providing direct links to London Liverpool Street Station with a journey time of approximately 1hr 15mins. The vibrant waterfront has undergone an extensive rebuilding and

gentrification programme and now boasts some fashionable bars and restaurants, together with the University of Suffolk.



Secure Entry System Into:

Communal entrance hall with front door into the ground floor apartment.

Entrance Hall: Airing cupboard housing the hot water tank, electric storage heater, and doors providing access to the lounge/dining room, bedrooms and wet room.

Lounge/Dining Room: 22'3" x 10'6" (6.78m x 3.2m) Window and door opening out to the front, electric storage heater, and double doors leading to:

Kitchen: 6'8" x 4'9" (2.03m x 1.45m) Fitted with matching eye and base units, roll edge work surfaces, sink and drainer, tiled splashbacks, integrated oven and hob with extractor hood over, space for undercounter appliances, and window to the front aspect.

Bedroom: 14'4" x 12'2" (4.37m x 3.7m) Window to the front aspect, electric storage heater, and built-in wardrobe with mirrored sliding doors.

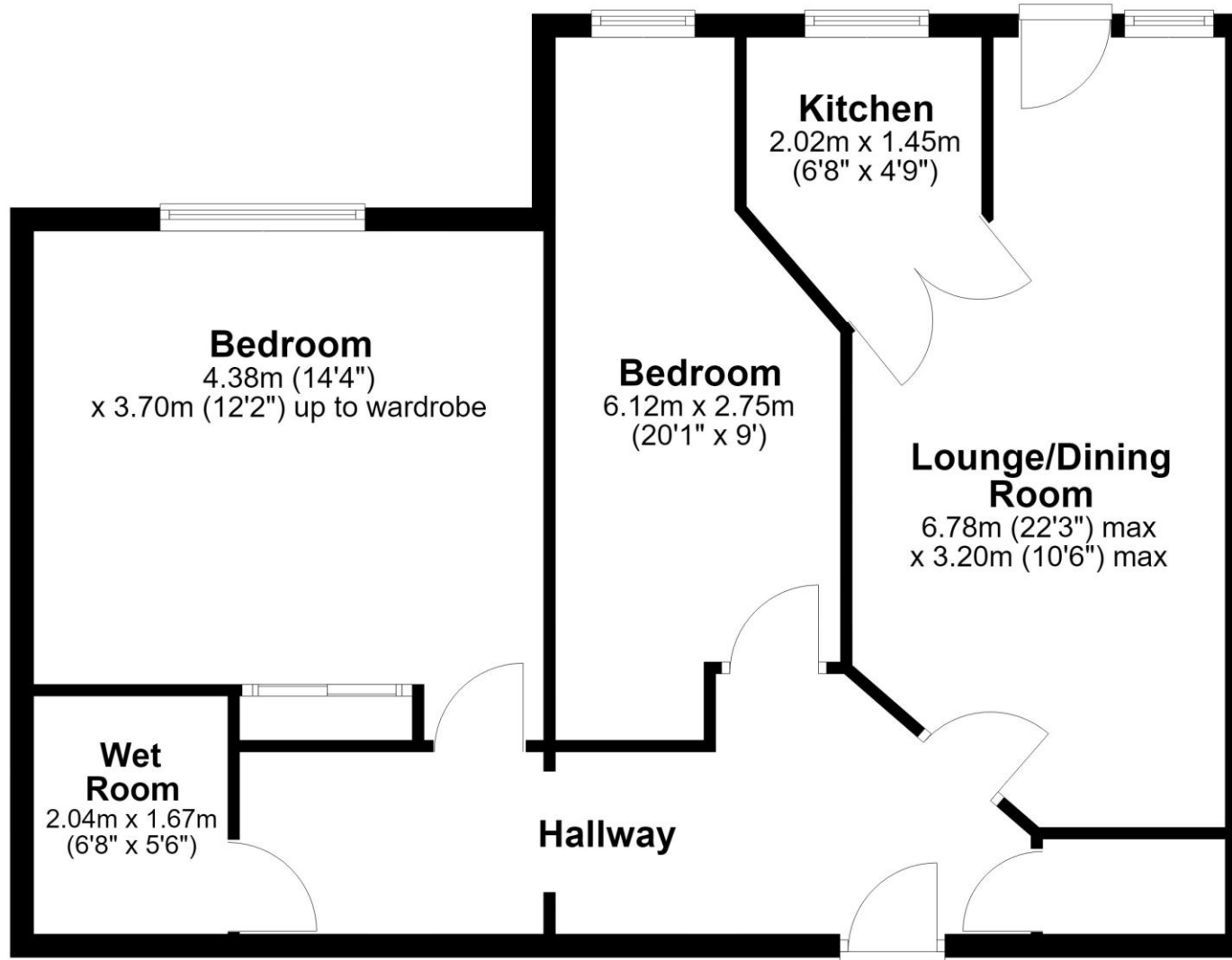
Bedroom: 20'1" x 9' (6.12m x 2.74m) Window to the front aspect and electric storage heater.

Wet Room: 6'8" x 5'6" (2.03m x 1.68m) Wall-mounted shower, low-level WC, vanity hand wash basin with storage beneath, and a heated towel rail.

Communal Facilities: The apartment has access to communal gardens, parking, lounge, and laundrette.

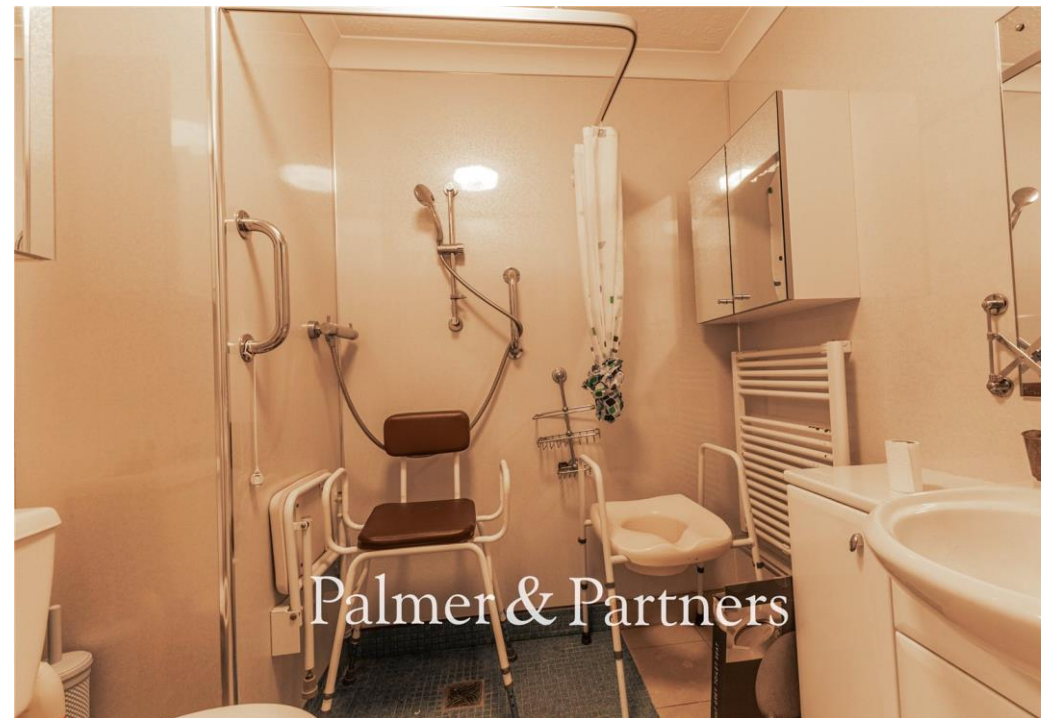
Ground Floor

Approx. 70.7 sq. metres (760.9 sq. feet)



Total area: approx. 70.7 sq. metres (760.9 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

2 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: C

Council Tax Band: C



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