

174 Norwich Road, Ipswich, Suffolk, IP1 2QX

Asking Price: £75,000



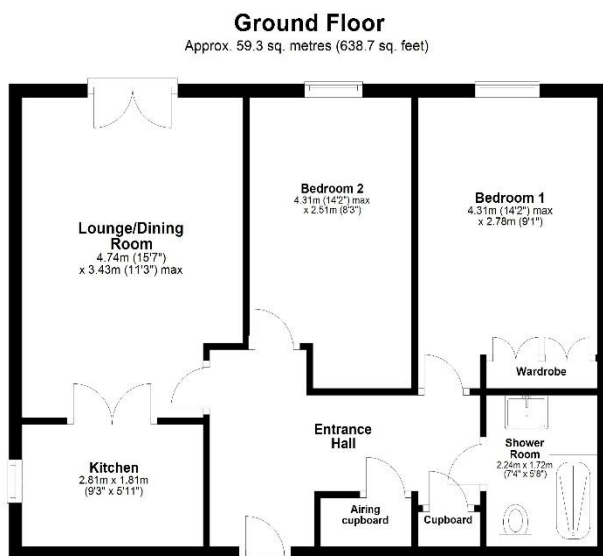
- Leasehold
- OVER 60's Retirement
- No Onward Chain
- First Floor Apartment
- Two Bedrooms
- Lounge/Dining Room with Juliet Balcony
- 24-Hour Emergency Careline System
- Resident House Manager
- Residents' Lounge & Laundrette
- Communal Parking

This nicely presented two bedroom first floor OVER 60's apartment is being sold with no onward chain and is situated in Westwood Court, a sought after McCarthy & Stone retirement complex with video entry system allowing residents to see who is calling before letting them in; resident House Manager and 24-hour emergency Careline system; residents' lounge and laundrette; communal garden; and communal parking for residents. The accommodation comprises entrance hall, lounge / dining room with Juliet balcony, kitchen, two bedrooms, and a shower room.

Leasehold information:-
 Lease – 125 years from 1.4.1999
 Ground rent – TBC
 Maintenance charge – TBC

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.

Council Tax Band: C



Total area: approx. 59.3 sq. metres (638.7 sq. feet)

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	