



Palmer & Partners



Holme Oaks Court, 50 Cliff Lane,
Ipswich, Suffolk, IP3 0PE
Guide Price £100,000 to £110,000

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com

- No Onward Chain
- Holme Oak Court Development
- OVER 60s Apartment
- Full Redecoration Throughout
- First Floor
- One Bedroom
- Residents Lounge & Kitchen
- Laundry Facilities
- Communal Gardens



Palmer and Partners are pleased to present to market with no onward chain this immaculately presented over 60's first-floor one bedroom apartment. Situated in the much sought after and desirable Holme Oak Court development the apartment is adjacent to Holywells park to the south east of Ipswich. Whilst being close to Holywells park the property is also just a few minutes' walk to the waterfront. The apartment is lift and stair

serviced and has just recently been refurbished including full redecoration and flooring throughout. Holme Oak Court comes with stunning communal gardens, communal residents lounge and kitchen, laundry facilities, communal parking and emergency pull cord system. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, open

plan lounge/dining area, kitchen, bedroom and shower room.

Leasehold information:

Lease – 125 years (105 years remaining)

Service charge – £3,400 per annum

Ground rent – £395 per annum

The county town of Ipswich mixes historic character with a more modern waterfront and town centre. You will find

medieval streets and older buildings in areas like the town centre, alongside regenerated docks, restaurants, cultural venues, and the university area around the Waterfront. The town is also an important economic hub for Suffolk, with strengths in business, education, culture, and links to nearby Felixstowe port and London by rail with a journey time of approximately 1hr 15mins. Ipswich offers a range of local amenities including schools, shops, doctors, dental



surgeries, hospital, two theatres, parks including the popular Orwell Country Park and Christchurch Park, and recreational facilities.

Front Door: Into:

Entrance Hall: Meter cupboard.

Lounge/Dining Room: 18'3" x 17'7" (5.56m x 5.36m) Two double-glazed windows to the rear aspect, feature fireplace and electric heater. French doors through to:

Kitchen: 7'3" x 5'6" (2.2m x 1.68m) Double-glazed window to the side aspect, fitted with a matching range of modern eye and base level units, tiled splashbacks, sink and drainer, built-in oven, integrated hob and integrated extractor.

Bedroom: 12'9" x 8'11" (3.89m x 2.72m) Double-glazed window to the side aspect, electric heater and built-in mirrored wardrobe.

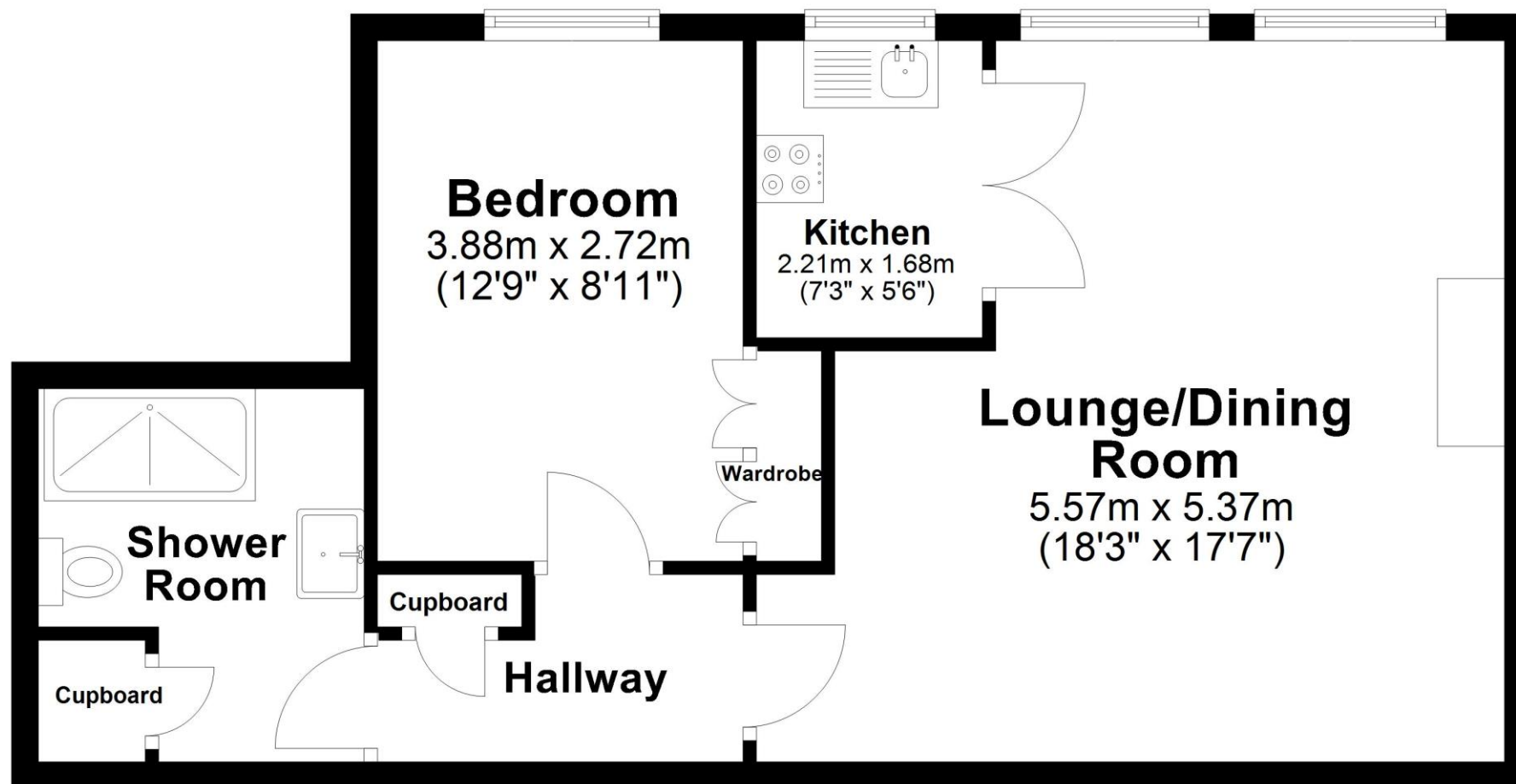


Shower Room: Large walk-in shower, WC, vanity hand wash basin with storage, tiled walls and built-in airing cupboard.

Communal Areas: There are laundry facilities for the residents to use, communal residents lounge, kitchen and gardens which wrap around the development.

Ground Floor

Approx. 57.4 sq. metres (617.6 sq. feet)



Total area: approx. 57.4 sq. metres (617.6 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

1 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: To be confirmed

Council Tax Band: B



2 St Nicholas Street, Ipswich, Suffolk, IP1 1TJ

01473 211705

suffolk@palmerpartners.com

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com