



Palmer & Partners



Westwood Court, Norwich Road,
Ipswich, Suffolk, IP1 2QX
Asking Price £60,000

Palmer & Partners

The leading independent agents in Essex & Suffolk

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- OVER 60's Only
- First Floor Apartment
- One Double Bedroom
- 22ft Living/Dining Room
- Resident Parking
- Resident House Manager
- 24-Hour Emergency Careline System
- Communal Gardens



This one-bedroom first floor apartment located on the OVER 60's McCarthy Stone complex on Norwich Road 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 entrance hall, 22ft living / dining

room, kitchen, one double bedroom, and a shower room.

Leasehold information:

Lease – 125 years from 1.4.1999
 Service charge – £3,200 per annum (£1,600 half yearly) and includes water
 Ground rent – £295 per annum

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 lift and stairs to the first floor apartment.

Entrance Hall: Built-in cupboard housing the hot water tank, and doors to:

Living / Dining Room: 22'3" x 10'2" (6.78m x 3.1m) Double-glazed window to the front aspect, electric storage heater, and double doors through to:

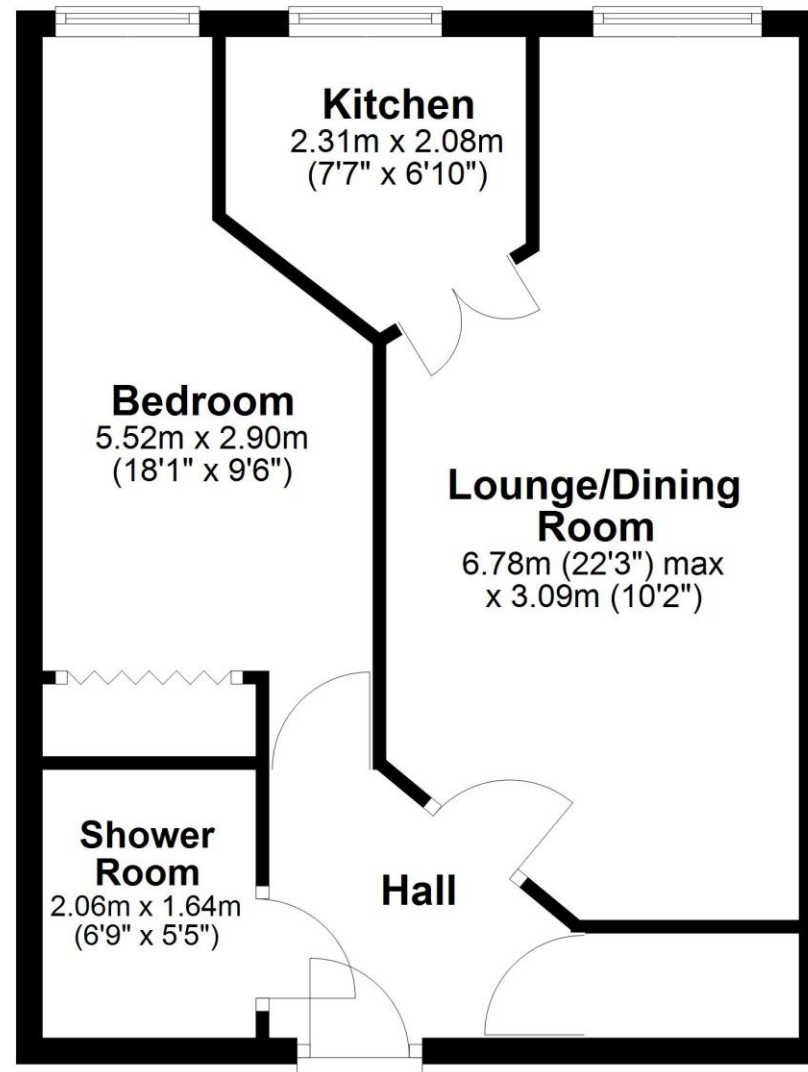
Kitchen: 7'7" x 6'10" (2.3m x 2.08m) Fitted with a range of eye and base level units, roll edge work surfaces, sink and drainer, tiled splashbacks, integrated oven and electric hob with extractor hood over, space for an undercounter fridge and undercounter freezer, and double-glazed window to the front aspect.

Double Bedroom: 18'1" x 9'6" (5.5m x 2.9m) Double-glazed window to the front aspect, electric storage heater, and built-in wardrobe with mirrored folding doors.

Shower Room: 6'9" x 5'5" (2.06m x 1.65m) A three-piece suite comprising double-width shower enclosure, low-level WC and vanity hand wash basin with storage beneath; and tiled walls.

Ground Floor

Approx. 44.6 sq. metres (480.5 sq. feet)



Total area: approx. 44.6 sq. metres (480.5 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.



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Attributes

1 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: B

Council Tax Band: B



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