

16 Westwood Court, Norwich Road, Ipswich, IP1 2QX



1 bedroom
1 reception room
Bathroom

Leasehold

Guide Price

£65,000

Subject to contract

No onward chain

Some details

General information

This one bedroom ground floor retirement apartment is offered with no onward chain and has direct access to the landscaped communal garden. Westwood Court was built by McCarthy & Stone and is designed specifically for the over 60s. It provides excellent access to the town centre with a wide range of amenities and facilities. The apartment has electric heating and double glazing. There is also a communal lounge area and free laundry facilities.

The entrance hall has storage cupboard and doors off. The sitting/dining room has a door to the communal garden and double doors leading in to the kitchen, which has a range of base and eye-level units, sink, integrated hob and oven along with space for further appliances.

Also off the hall is a double bedroom with built-in wardrobes and a window overlooking the garden. The shower room has a suite of basin, WC and walk-in shower cubicle.

Entrance hall

Sitting/dining room

12' x 14' (3.66m x 4.27m)

Kitchen

8' 7" x 7' 8" (2.62m x 2.34m)

Bedroom

17' 6" x 8' 8" (5.33m x 2.64m)

Bathroom

8' 4" x 7' (2.54m x 2.13m)

The outside

The apartment has direct wheelchair access on the landscaped communal gardens which are predominantly laid to lawn with flower beds, shrubs and a number of seating areas.

To find out more or book a viewing

01473 232 700

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Where?

Westwood Court is situated on the west side of the town centre with convenient access to a local bus service and a range of local amenities and facilities.

Important information

Council Tax Band - B

Services - We understand that mains water, drainage and electricity are connected to the property.

Tenure - Leasehold

EPC rating - tbc

Lease information

Length of lease - 125 years from 1999

Ground rent - £150 every six months

Service charge - £2,195.62 per annum which includes building insurance.

Agents note

Any intending viewers or purchasers are advised of the following: An EWS1 form (External Wall Survey) may be recommended for certain apartment buildings dependant on issues such as the height of the structure, the positioning of balconies and composition of any external cladding. Fenn Wright have not undertaken any such assessment in respect of this particular property and this note has been added to all flats being offered for sale throughout our business as appropriate general guidance. We recommend that potential purchasers seek advice from their solicitor and an independent Chartered Surveyor before committing to a purchase.

Directions

Leave Ipswich town centre in a Northerly direction along Civic Drive. At the roundabout take the first left into St. Matthew's Street and proceed into Norwich Road. Westwood Court can be found on the right just after the turning for Anglesea Road.

