

Flat 76, Westwood Court, Norwich Road, Ipswich, IP1 2QX



1 bedroom
Sitting/dining room
Communal gardens

Leasehold

Guide Price

£60,000

Subject to contract

No onward chain

Some details

General information

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. Apartment 76 is a one bedroom third floor apartment which is offered with no onward chain.

The entrance hall has storage cupboard and doors off. The sitting/dining room has 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 bathroom with suite of bath with shower over, WC and basin.

Hall

Sitting/dining room

19' 8" x 10' 5" (5.99m x 3.18m)

Kitchen

7' 6" x 7' 2" (2.29m x 2.18m)

Bedroom

15' 9" x 9' 2" (4.8m x 2.79m)

Bathroom

6' 9" x 5' 6" (2.06m x 1.68m)

The outside

Westwood Court enjoys a beautifully landscaped communal garden which is predominantly laid to lawn with flower beds, shrubs and a number of seating areas. Internally there is a generous communal resident's lounge and laundry facilities.

To find out more or book a viewing

01473 232 700

fennwright.co.uk

Fenn Wright is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential and Commercial Sales and Lettings
- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessarily permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

Where?

The property is situated on the North Western side of the town with a number of amenities nearby and with excellent links to Ipswich town centre which has an abundance of shopping facilities, boutique shops, coffee houses, bars and restaurants.

Important information

Council Tax Band - B

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

Tenure - Leasehold

EPC rating - B

Lease information

Length of Lease: 125 years from 1999.

Service charge: £2194 per annum as per 2020 - 2021

Ground rent: £300 per annum

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.

