

Flat 35, Christchurch Court, Cobbold Mews, Ipswich, IP4 2DQ



2 bedrooms
Sitting room, kitchen/diner
Communal gardens and parking

Leasehold

Guide Price

£75,000

Subject to contract

No onward chain



Situated a short distance from Ipswich town centre and Christchurch Park is this second floor retirement apartment for the over 55's.

Some details

General information

Offered with no onward chain is this two bedroom second floor apartment which is situated a short distance from Christchurch Park and Ipswich town centre. The property has electric heating and double glazing. Christchurch Court consists of 34 over 55's retirement apartments arranged over three floors, each floor being accessed via a lift. There is a house manager on site and when off duty there is a 24 hour Appello Careline UK call system, communal resident's lounge, laundry facilities, hairdressing salon, mobile scooter store, communal gardens and parking facilities.

The apartment is accessed via an intercom entry system and comprises a hall with built-in storage cupboard, airing cupboard and doors off to all rooms. The sitting room, which has a window to the side has an opening through to the kitchen/breakfast room which has a range of base and eye-level units, work surfaces and sink. There is an integrated oven and hob with a space for all other appliances.

Also off the hall are two bedrooms, both with windows to the side and bedroom one has built-in wardrobes. There is a bathroom with WC, basin and bath.

Hall

Sitting room

19' x 10' 2" (5.79m x 3.1m) max

Kitchen/breakfast room

10' 4" x 7' 10" (3.15m x 2.39m)

Bedroom one

14' 6" x 8' 7" (4.42m x 2.62m) max

Bedroom two

11' 8" x 6' 5" (3.56m x 1.96m)

Bathroom

8' 1" x 5' 8" (2.46m x 1.73m)

The outside

The property is surrounded by communal gardens and areas for the enjoyment of all residents including the residents' lounge and parking facilities.

Where?

Christchurch Court is situated on Cobbold Mews, to the north of Ipswich, within striking distance of the town centre and Christchurch Park. The town centre offers a fantastic array of shopping facilities, coffee houses, bars and restaurants.

Important information

Council Tax Band - C

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

EPC rating - D

Tenure - Leasehold

Lease: Originally created in 1991 for 99 years

Ground rent: £102.53 per six months

Service charge: £3,412.24 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 an easterly direction along Crown Street and up onto Woodbridge Road. Remain in the left hand lane and turn left into Christchurch Street, take the first left into Cobbold Street and immediately turn right into Cobbold Mews. The property can then be found on the left hand side.

Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

To make an appointment to view this property please call us on 01473 232 700.



To find out more or book a viewing

01473 232 700

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