



Flat 1 Westwood Court | | Ipswich | IP1 2QX

Price £55,000 Leasehold

 **your ipswich**
estate agents

Westwood Court, Norwich Road, Ipswich, IP1 2QX

A unique opportunity to purchase this 1 bedroom ground floor ex - show home apartment with its own personal access door along with further access from communal hallway. Located within walking distance to town centre or why not catch a bus service into town which runs past the apartment block. The apartment is well presented comprising 2 separate entrances, entry hall, lounge/dining, kitchen, bathroom and 1 bedroom, electric heating and wood framed sealed unit double glazing, a spacious common room, well maintained gardens, access to the laundry room for washing and drying, parking is on a first come first served basis. The apartment is available to the over 60's age group and being sold WITH NO ONWARD CHAIN.

COMMUNAL HALLWAY

Door into entry hall.

ENTRANCE HALL

Carpeted flooring, airing cupboard housing hot water cylinder, doors into lounge, bathroom and bedroom.

LOUNGE/DINER

22' max x 10' max (6.71m x 3.05m) Carpeted flooring, modern Quantum Dimplex electric heater, fireplace with electric coal effect fire, private door to front leading to front garden, door to kitchen.

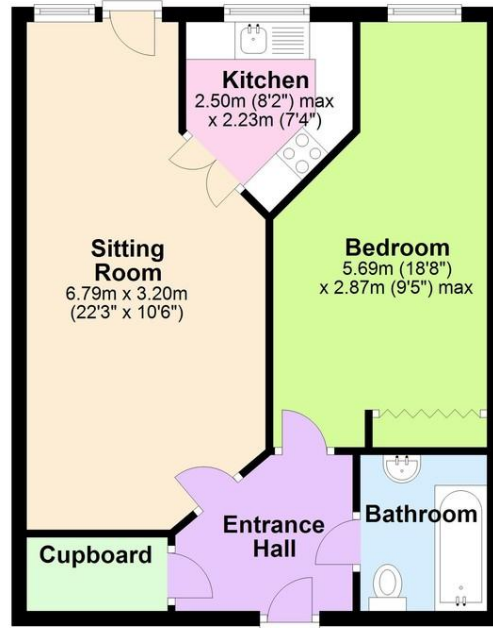
KITCHEN

7' max x 7' max (2.13m x 2.13m) Fitted matching wall and base units with roll edge work tops, electric oven and hob with extractor hood, stainless steel sink unit, space for under counter fridge and freezer, Creda wall convector heater, wood framed double glazed sealed units to front aspect, vinyl flooring.



Ground Floor

Approx. 48.6 sq. metres (522.9 sq. feet)



Total area: approx. 48.6 sq. metres (522.9 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

BEDROOM

16' max x 9' max (4.88m x 2.74m) Carpeted flooring, electric storage heater, 2 door mirrored wardrobe, wood framed double glazed window to front aspect.

BATHROOM

6' x 5' (1.83m x 1.52m) Comprising low level WC, wash hand basin with cupboard under, bath with mains shower over, Knight hoist bath seat, extractor fan, floor to ceiling tiled walls, heated towel rail, Creda electric convector wall heater, vinyl flooring.

COMMUNAL AREA

Access to communal room for entertaining, laundry room for washing and drying included in service charge, access to communal gardens.

SERVICE CHARGES

102 years remaining on lease.

Service charge £1,129.00 every 6 months ground rent £150.00 every 6 months

Including in the service charge is use of laundry room washing & drying facilities, Water rates, building insurance and garden maintenance included in the service charge.

Full time development manager Monday -Friday 9.00-5.00

COUNCIL

Ipswich Borough Council

Council Tax band (B) £1,564.57

SERVICES

We understand all mains services are connected except gas.

<p>Westwood Court 174, Norwich Road IPSWICH IP1 2QX</p>	<p>Energy rating</p> <p>B</p>	<p>Valid until: 10 June 2024</p> <hr/> <p>Certificate number: 8007-8302-3428-8487-2843</p>
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