

24 Oak House, Alasdair Place, Claydon, Ipswich, IP6 0ET



Leasehold  
**£109,950**

Subject to contract  
No onward chain

2 bedrooms  
Sitting/dining room  
Modern shower room



This retirement apartment is situated in the popular village of Claydon, which is located within close proximity to a range of amenities and easy access to the A14.

## Some details

### General information

Oak House is situated within the heart of Claydon village, which offers a range of amenities including post office, pharmacy, hairdressers and public houses.

The apartment has two bedrooms, sitting/dining room with separate kitchen, shower room, electric heating and double glazing. There is a communal hallway providing access to the apartment.

The entrance hall has two storage cupboards and doors off. The sitting/dining room has a window and access into the kitchen which has a range of base and eye-level units, work surfaces and space for appliances.

Bedroom one has a fitted wardrobe and bay window and the shower room has a suite of shower, basin and WC.

### Entrance hall

### Sitting/dining room

14' x 10' (4.27m x 3.05m)

### Kitchen

10' 2" x 6' (3.1m x 1.83m)

### Bedroom one

11' 5" x 10' 7" (3.48m x 3.23m)

### Bedroom two

7' 6" x 7' 5" (2.29m x 2.26m)

### Shower room

7' 5" x 5' 9" (2.26m x 1.75m)

### Outside

There are communal grounds surrounding the property which are predominantly laid to lawn and enclosed by border shrubs and trees.

Situated nearby is an area of parking for both residents and visitors.

### Location

The property is situated in the centre of Claydon which is a well equipped village lying next to the River Gipping. The village has superb facilities including a primary school and Claydon High School along with a post office, general store and two public houses. It is also convenient to the A14 for easy access to Bury St. Edmunds, Cambridge, Ipswich and Felixstowe. Ipswich, the county town of Suffolk situated on the River Orwell, offers a wide range of shopping and recreational 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

Our ref - JAL

### Lease information

Service Charges: £230 per month which includes water rates, buildings insurance.

Ground Rent: Peppercorn

Length of lease: To be confirmed

### Directions

Proceed along the A14 towards Bury St. Edmunds, leave the A14 signposted Claydon in the right hand lane. At the roundabout turn right and take the fourth exit into the village of Claydon. Turn right into Church Lane with the Public House on the corner, the property can be found on the right hand side.

### Further information

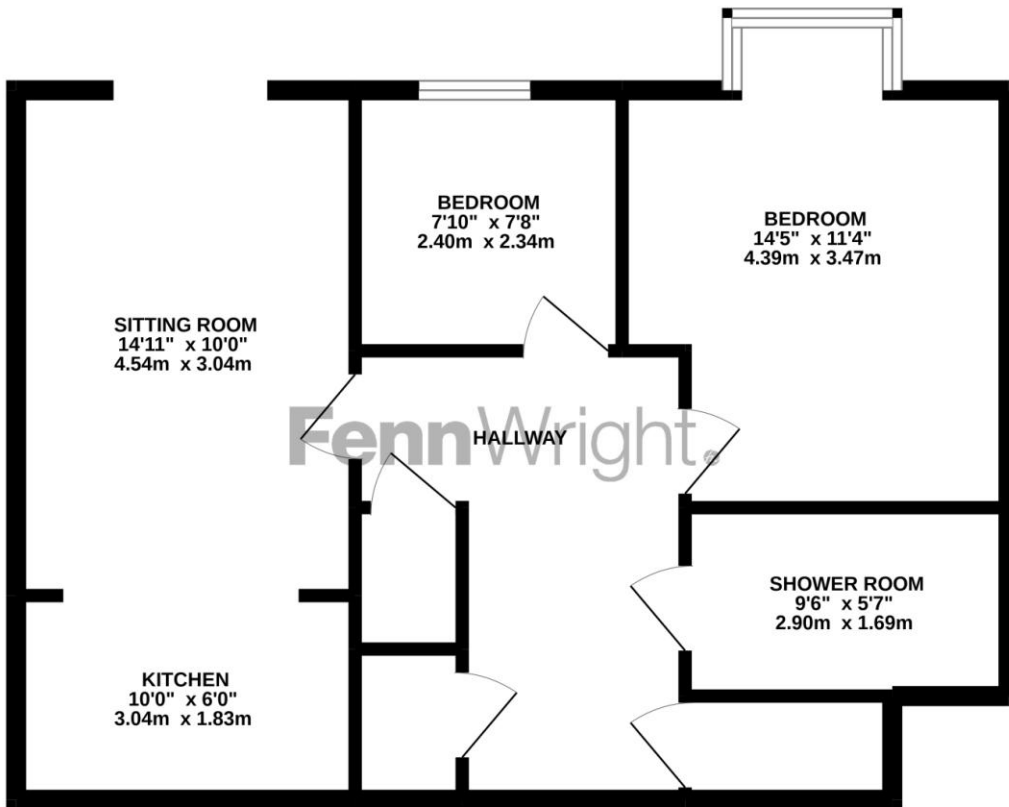
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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### Viewing

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

## GROUND FLOOR



To find out more or book a viewing

**01473 232 700**

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