



Apartment at Holme Oaks Court | Ipswich | IP3 0PE

Asking Price £125,000 Leasehold



Holme Oaks Court, 50 Cliff Lane, Ipswich, IP3 0PE

CHAIN FREE - Built by McCarthy & Stone in around 2006, we are pleased to offer this larger one bedroom warden assisted purpose built ground floor apartment for those over the age of 60. The development is situated in a desirable residential area to the south east side of Ipswich backing onto Holywells Park and convenient to a local parade of shops, Ipswich Waterfront, and bus stop. The development is accessed via an electric gate to a residents first come first served communal car park, the main building is accessed via a secure entry system which leads into the communal entrance hall. The accommodation comprises; private entrance hall, lounge-diner with double door entry to a fitted kitchen, spacious double bedroom enjoying a garden outlook and, shower room. Resident areas consist of a function room, laundry room, attractive well kept gardens, and there is a lift to all floors. Early viewing is highly recommended.

COMMUNAL ENTRANCE

Warden's office, communal function and laundry rooms, communal corridor leading to apartment private entrance.

PRIVATE ENTRANCE HALL

Wall mounted electric storage heater, loft space access, built-in cupboard, walk in airing cupboard housing hot water tank and smart meter, telephone point, doors to.

LOUNGE/ DINER

17' 6" narrowing to 8' 3" x 16' 11" narrowing to 10' 11" approx. (5.33m x 5.16m) Double glazed window to rear overlooking garden, wall mounted electric storage heater, contemporary electric fire set in marble fireplace, television and telephone points, glazed double doors to kitchen.

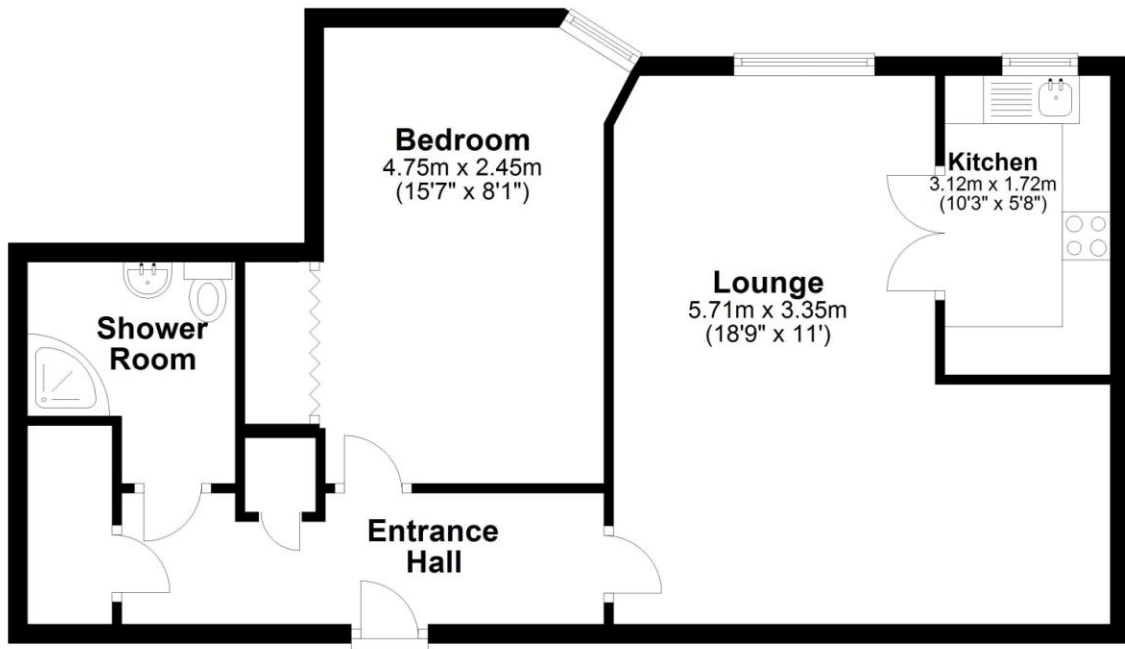
KITCHEN

8' 11" x 5' 9" approx. (2.72m x 1.75m) Double glazed window to rear, wall mounted electric fan heater, a range of base and eye level fitted wood effect cupboard and drawer units, marble effect worktops, inset stainless steel sink drainer unit, built-in electric oven and grill, inset electric hob with extractor fan over, integrated fridge and freezer, vinyl flooring.



Ground Floor

Approx. 59.9 sq. metres (644.8 sq. feet)



Total area: approx. 59.9 sq. metres (644.8 sq. feet)

Flat holme oaks court, 50 cliff lane, ipswich

BEDROOM

15' 7" x 9' 6" approx. plus recess. (4.75m x 2.9m) Angled double glazed window to rear, wall mounted electric storage heater, built-in mirror fronted double wardrobe, wood effect fitted wardrobe with matching dresser and drawer units, television and telephone points.

SHOWER ROOM

7' 7" x 7' approx. max. (2.31m x 2.13m) Heated towel rail, shower cubicle with thermostatic shower, mounted hand wash basin with cupboard under, low level WC, predominantly tiled walls, electric fan heater and extractor fan.

OUTSIDE

To the front of the block there are communal gardens and a resident's first come first served secure parking area. To the rear there are attractive landscaped communal gardens predominantly laid to lawn with a wide range of trees, flower beds, shrubs and seating area.

LEASE DETAILS

Lease approximately 125 years from 2006. Approximately 109 years remaining (2022).

Service charge approximately £2,700 PA (2022) including warden assistance, water supply, and buildings insurance.

Ground rent approximately £395 PA (2022).

IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,610.63 PA (2022-2023).

NEARBY SCHOOLS

Cliff Lane Primary and Ipswich Academy High.

Energy performance certificate (EPC)		
Flat 50 Cliff Lane IPSWICH IP3 0PE	Energy rating B	Valid until: 31 May 2032 Certificate number: 0790-3016-1206-5692-8204

Property type	Top-floor flat
Total floor area	60 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

The average energy rating is D
the average energy score is 60



VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH

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125 Dale Hall Lane, Ipswich IP1 4LS
 Email: sales@your-ipswich.co.uk