



Westwood Court, Norwich Road, Ipswich, IP1 2QX

Price £50,000 Leasehold

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Westwood Court, Norwich Road, Ipswich, IP1 2QX

NO ONWARD CHAIN - A great opportunity to purchase and enjoy this first floor one bedroom retirement apartment located to the West of Ipswich Town Centre, the apartment is located to rear of the building overlooking the well maintained communal gardens. The building is home to 80 apartments in total with off road parking on a first come first served basis. Local bus service goes past the building however it is just a short stroll into town. Within the building there is a common room to socialise and for entertainment, laundry room providing washing and drying facilities. The apartment offers entrance hall, lounge/dining, fitted kitchen, double bedroom with built in wardrobes and bathroom.



COMMUNAL DOOR

Communal entrance hall leading to managers office, common room, laundry room, lifts and stairs to all levels.

COMMUNAL HALLWAY

Carpeted flooring door into apartment.

ENTRANCE HALL

Carpeted flooring, pull cord emergency system, boiler room housing Gledhill Ecco water heater, shelving and storage, doors to lounge/dining, bedroom and bathroom.



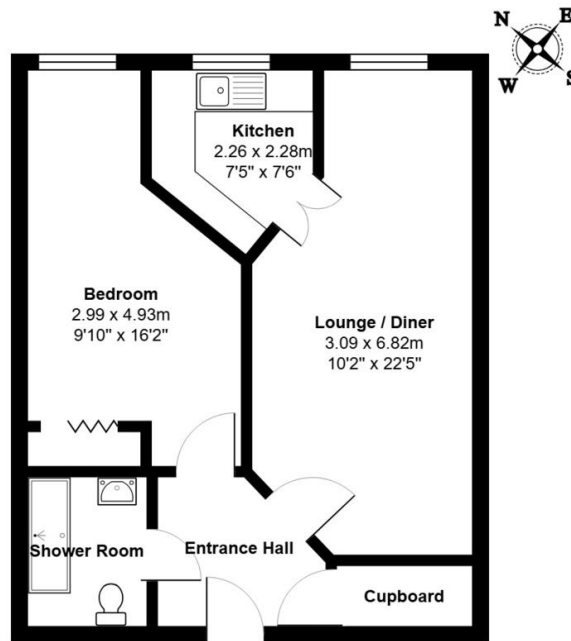
LOUNGE/ DINING

22' 5" x 10' 2" (6.83m x 3.1m) Carpeted flooring, emergency pull cord, electric storage heater, fireplace, with electric fire, double glazed window to rear aspect overlooking gardens, glazed doors to kitchen.

KITCHEN

7' 6" x 7' 5" (2.29m x 2.26m) Comprising eye level and matching base units with roll edge work tops, stainless steel sink unit with hot & cold taps, electric 4 ring hob, Zanussi electric oven, extractor hood, space for under counter fridge and freezer, vinyl floor covering, double glazed window to rear aspect overlooking garden, emergency pull cord.





Total Area: 48.8 m² ... 526 ft²

BEDROOM

16' 2" max x 9' 10" max (4.93m x 3m) Carpeted flooring, electric storage heater, double glazed window to rear aspect overlooking garden, two door mirrored wardrobe with hanging and shelving, emergency pull cord.

SHOWER ROOM

Comprising low level WC, wash hand basin with storage cupboard under, walk in shower cubicle with seat, Creda wall heater, heated towel rail, vinyl floor covering, emergency pull cord.

COMMUNAL GARDENS

Laid to lawn, flower & shrub borders table & chairs to enjoy a nice cuppa with your neighbours.

PARKING

On a first come first served basis.

COUNCIL

Ipswich Borough Council
Council Tax Band (B) £1,753.15

MAINTENANCE & SERVICE CHARGES

Lease remaining 90 years
Service charge £2,669.78
Ground rent £587.46

Service charge includes use of laundry room including washing & drying facilities, water rates, building insurance and maintenance in communal areas and gardens.

HOURS FOR DUTY MANAGER

Monday - Thursday 9am - 5pm
Friday - 9am - 3pm

CONSUMER PROTECTION REGULATIONS 2008

Your Ipswich Ltd 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 necessary 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.

Your Ipswich Ltd, 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. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Westwood Court
174 Norwich Road
IPSWICH
IP1 2QX

Energy rating

B

Valid until:

6 November 2034

Certificate number:

9098-1209-2204-7335-1100



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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