

26 Christchurch Court, Cobbold Mews, Ipswich, IP4 2DQ



Leasehold

Guide Price

£98,000

Subject to contract

No onward chain

2 bedrooms
Sitting room, kitchen
Communal gardens



Situated a stone's throw from the town centre and Christchurch Park is this two bedroom first floor retirement apartment available for over 55's.

Some details

General information

This two bedroom first floor apartment is situated a stone's throw 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 with 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, hair dressing 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 and airing cupboard with doors off to all rooms. The sitting room, which has a window to the front, has an opening through to the kitchen which has a range of base and eye-level units, work surfaces and sink. There is an integrated oven and hob with space for other appliances. Also off the hall are two bedrooms, both with windows to the front, and bedroom one has built-in wardrobes. The shower room has a WC, basin and shower.

Hall

11' 5" x 6' 3" (3.48m x 1.91m)

Sitting room

15' x 10' 10" (4.57m x 3.3m)

Kitchen

10' 1" x 7' 8" (3.07m x 2.34m)

Bedroom one

13' 2" x 8' 9" (4.01m x 2.67m)

Bedroom two

8' 8" x 6' 4" (2.64m x 1.93m)

Shower room

8' 8" x 5' 8" (2.64m x 1.73m)

The outside

The property is surrounded by communal garden 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 Ipswich town centre and Christchurch Park. The town centre offers a fantastic array of shopping facilities, coffee houses, bars, boutique shops and restaurants.

Important information

Council Tax Band - C

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

Tenure - Leasehold

EPC rating - TBC

Lease information

Lease: 99 years from 1991 leaving 70 years remaining

Service Charge as of 2020 equates to approximately £3,382 per annum

Ground Rent is £92.31 per six months

These payments have been paid up to 31/12/2021

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 be found immediately on the left hand side.

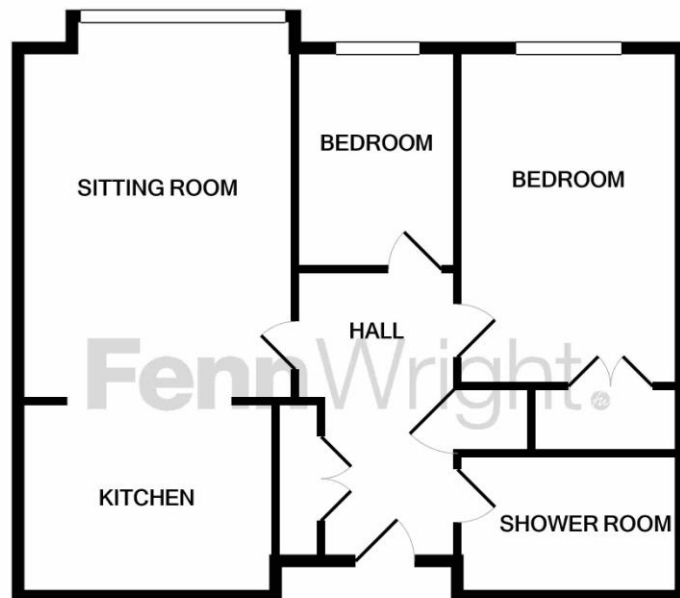
Further information

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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Particulars for 26 Christchurch Court, Cobbold Mews, Ipswich, IP4 2DQ

