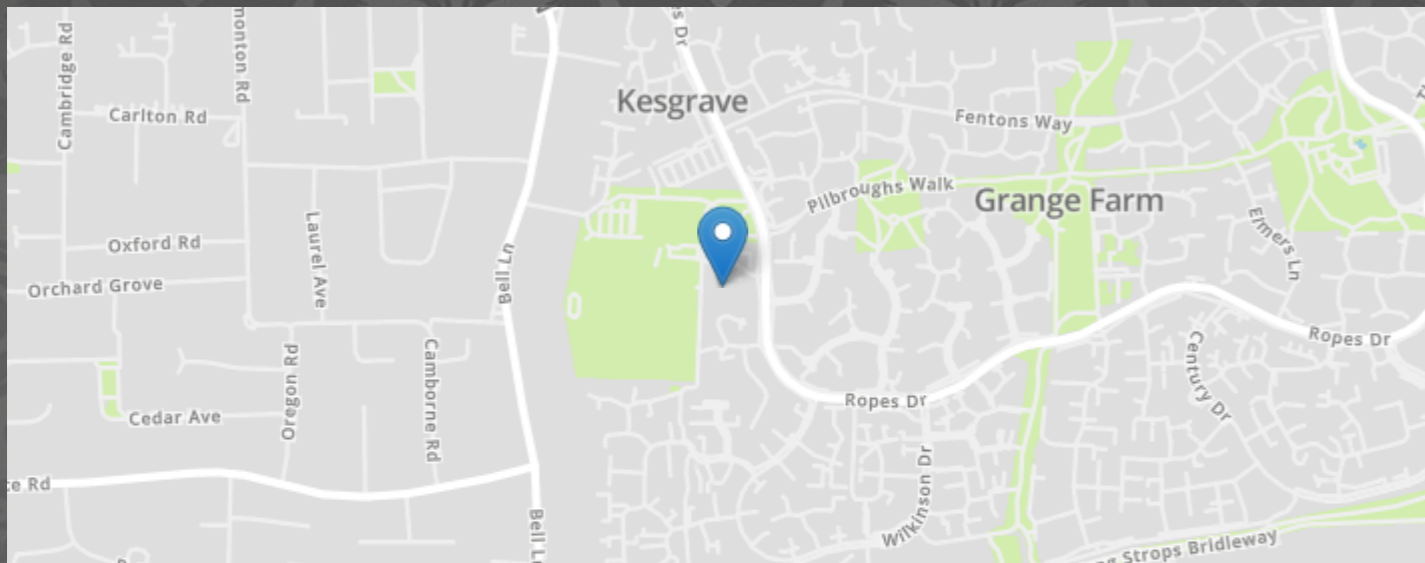


Mead Drive, Kesgrave, Ipswich



- HIGHLY SOUGHT AFTER LOCATION OF KESGRAVE
- OVER 65S RETIREMENT HOME
- 24 HOUR DUTY MANAGER AVAILABLE
- COMMUNAL GARDEN

- ONE BEDROOM FIRST FLOOR APARTMENT
- LIFT AND STAIRS FACILITY TO ALL FLOORS
- SECURE ENTRY & PULL CORD SYSTEM
- OWNERS ONLY PARKING

MARKS & MANN



Mead Drive, Kesgrave, Ipswich

Built by Bovis Homes Ltd in 2005, Marks and Mann are pleased to offer for sale this well presented one-bedroom apartment situated on the first floor of Gressland Court. The property benefits from a spacious entrance hall, lounge/diner, kitchen, one bedroom, shower room. In the valuers opinion this property is very well presented and early viewing is advised to avoid disappointment.

Situated in the centre of Kesgrave and in close proximity of local amenities including doctor's surgery, chemist, community centre, library, sports hall and shop.

£230,000

MARKS & MANN

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contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

Mead Drive, Kesgrave, Ipswich

Main Security Entrance Door:

Hallways Through To:

Communal garden, lounge, dining room and hobby room. Lift and stairs to all floors.

Accommodation As Follows:

Entrance Hallway

Front door to entrance hallway with radiator, intercom system, large storage cupboard and large airing cupboard housing hot water cylinder.

Lounge / Diner

6.05m x 3.32m (19' 10" x 10' 11") Double glazed windows and French doors onto a Juliette balcony overlooking the tennis courts, two radiators and electric fire with mantelpiece surround.

Kitchen

3.20m x 2.12m (10' 6" x 6' 11") Electrically operated double glazed window overlooking the tennis courts, work surfaces with cupboards under and wall mounted cupboards over, one and a half sink with drainer and mixer tap, electric four ring hob with extractor fan over, integrated single oven, fridge freezer and washing machine, wall mounted gas boiler, electric (kick-space) heater and spot lights.

Bedroom

4.07m (MAX) x 3.74m (13' 4" (MAX) x 12' 3") Double glazed windows overlooking the tennis courts, radiator and four door built-in wardrobes.

Bathroom

2.33m x 2.33m (7' 8" x 7' 8") low level w/c, hand wash basin, large walk-in shower cubicle and shower over and marine board surround, hand rails, radiator, extractor fan, spot lights and half tiled surround.

Communal Garden

Agents Notes

Ground Rent £236.18 pa.

Service Charge £607.04 pcm.

Service Charge & Ground Rent Period is for: 1 April 2023 - 31 March 2024

Length of Lease: 999 Years from 31/03/2005

Pets are welcome (subject to terms of the lease)

Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

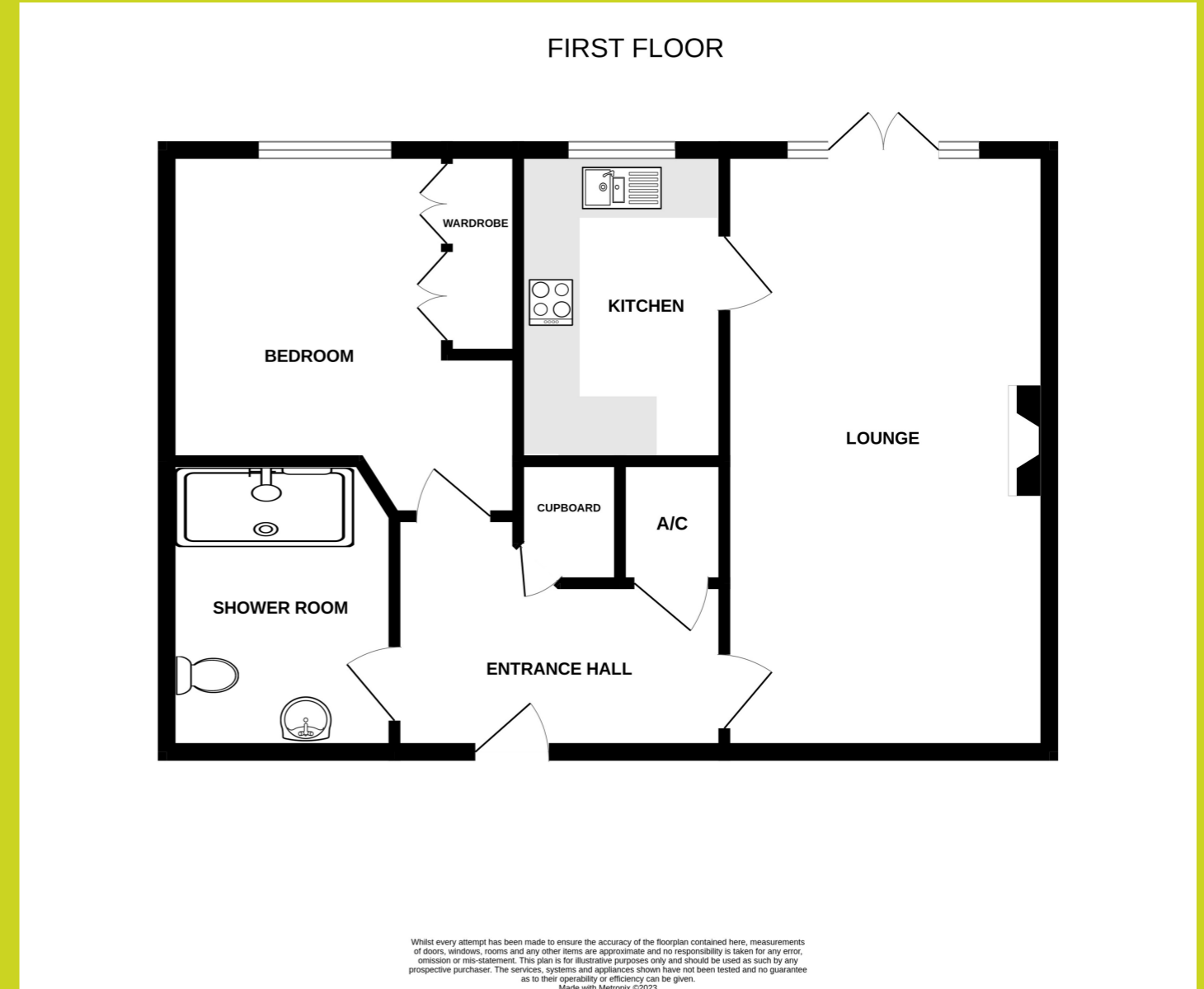
Money Laundering Regulations -

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Council tax band

At the time of instruction the council tax band for this property is band B

Mead Drive, Kesgrave, Ipswich



The above floor plans are not to scale and are shown for indication purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	80	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	