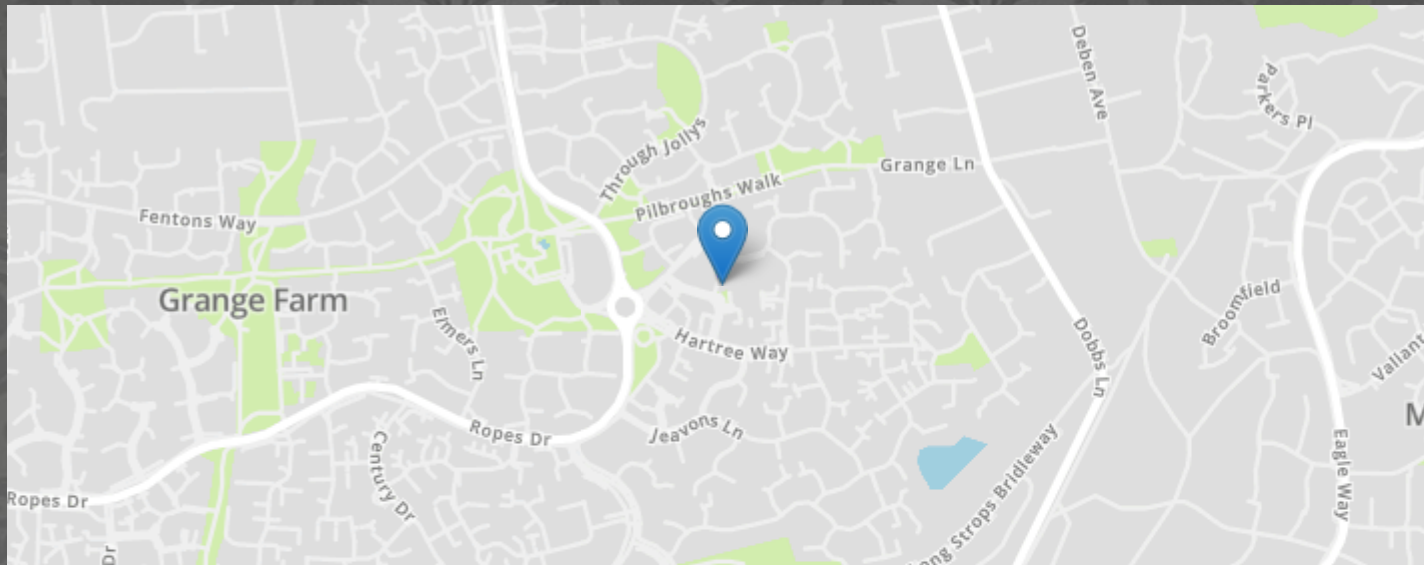


Newman Drive, Kesgrave , Ipswich



MARKS & MANN



- SPACIOUS TWO BEDROOM APARTMENT
- KITCHEN WITH BUILT-IN APPLIANCES
- FAMILY BATHROOM
- GROUND FLOOR
- EASY ACCESS TO A12/A14

- OPEN-PLAN LIVING ACCOMMODATION
- EN-SUITE TO BEDROOM ONE
- OFF ROAD PARKING
- CLOSE TO LOCAL SCHOOLS, SHOPS AND AMENITIES



Newman Drive, Kesgrave , Ipswich

SPACIOUS, OPEN-PLAN, TWO BEDROOM APARTMENT with PARKING on popular GRANGE FARM, close to local schools, shops, amenities and bus routes. Accommodation comprises an open-plan sitting/dining room opening into the kitchen, EN-SUITE to bedroom one, a further bedroom and family bathroom. An internal viewing is highly recommended to appreciate the accommodation on offer.

MARKS & MANN

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Website www.marksandmann.co.uk

£190,000

Newman Drive, Kesgrave , Ipswich

Entrance hall

A private entrance door leads to the entrance hall with large storage cupboard and door to:

Sitting/dining room

5.12m x 3.42m (16' 10" x 11' 3")

Two windows to front providing an abundance of natural light, space at one side for a family dining table, and at the other space for a seating/social area. Door to inner hall and opening to:

Kitchen

2.98m x 1.84m (9' 9" x 6' 0")

Window to rear, range of matching base and eye level units with worktops over, sink, built-under double oven, gas hob with extractor over, integrated fridge/freezer and space and plumbing for a washing machine.

Bedroom one

4.11m x 2.46m (13' 6" x 8' 1")

Window to front, door to:

En-suite shower room

Shower cubicle, hand wash basin and WC.

Bedroom two

2.82m x 2.82m (9' 3" x 9' 3")

Window to rear.

Family bathroom

2.33m x 1.70m (7' 8" x 5' 7")

Window to rear, panel enclosed bath with shower over, hand wash basin and WC. Door to large airing cupboard.

Outside

The property benefits from off road parking and there are communal lawned areas.

Important information

Tenure - Leasehold.

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

Council tax band A.

EPC rating TBC.

Our ref: SM/elr.

Leasehold information

Lease length: 125 years commencing 1 January 2007

Service charge: £1,019.40 per annum (as of October 2024)

Ground rent: £150 per annum.

Location

Grange Farm is located in the popular town of Kesgrave, to the east of Ipswich. Grange Farm has a range of local schools, shops and amenities as well as a doctors surgery, two local public houses and Milsoms at Kesgrave Hall.

Just a short distance away is Martlesham Retail Park which includes a Tesco Superstore, Next at Home and Marks & Spencer Food Hall. Both the market town of Woodbridge, located along the River Deben, and Suffolk's county town of Ipswich, with the Marina on the River Orwell, are within easy reach and offer a range of national and independent shops, bars and restaurants.

For the commuter, there is easy access to the A12 and A14 and a mainline train station can be found at Ipswich, with a direct link to London Liverpool Street.

Directions

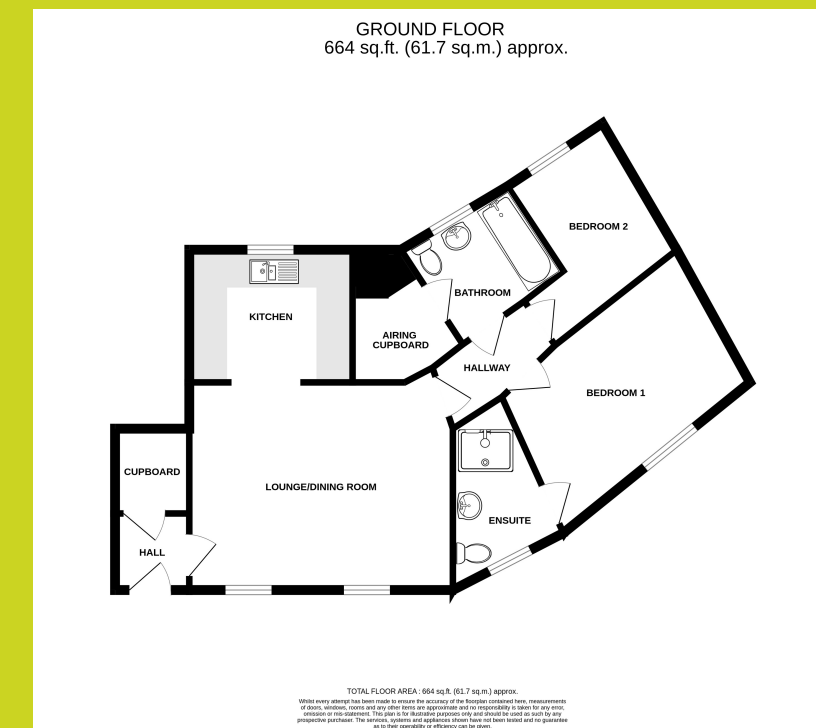
Using a SatNav, please use IP5 2HR as the point of destination.

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.



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

