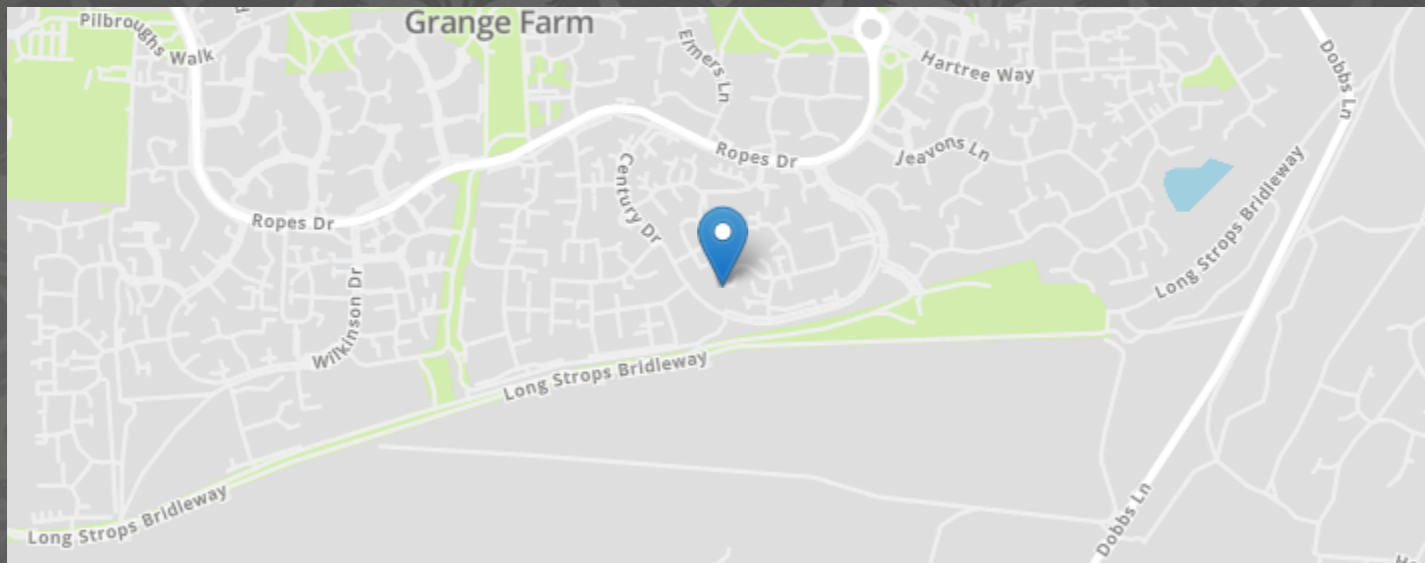


## Castle Gardens, Kesgrave, Ipswich



- INVESTMENT OPPORTUNITY
- POPULAR GRANGE FARM
- ALLOCATED CAR PARKING SPACE WITH VISITOR PARKING
- A12/A14 WITHIN EASY REACH
- TENANT IN-SITU
- TWO BEDROOM GROUND FLOOR APARTMENT
- CLOSE TO LOCAL SHOPS, AMENITIES AND AMENITIES

# MARKS & MANN



## Castle Gardens, Kesgrave, Ipswich

\*\*\* INVESTORS \*\*\* We're delighted to offer for sale this TWO BEDROOM GROUND FLOOR APARTMENT on popular GRANGE FARM. The property is being sold with tenant in-situ and benefits from an open-plan lounge/diner, kitchen, two bedrooms, a family bathroom and allocated parking. An early viewing is strongly advised to avoid disappointment.

# MARKS & MANN

7 The Square, Martlesham Heath, Ipswich, Suffolk, IP5 3SL.

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Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

**£140,000**



# Castle Gardens, Kesgrave, Ipswich

## Communal entrance

Intercom entry system to communal hallway leading to the apartment.

## Entrance hall

Personal entrance door to entrance hall with electric heater, airing cupboard, and doors to the sitting/dining room, both bedrooms and the bathroom.

## Lounge/diner

5.65m x 3.16m (Max) (18' 6" x 10' 4" (Max) Window to rear, electric heater, space at one side for seating and the other for a family dining table. Opening to:

## Kitchen

3.12m x 1.60m (10' 3" x 5' 3") Window to rear, range of matching base and eye level units with worktops, sink, oven with hob and extractor over, integrated fridge/freezer, dishwasher and space and plumbing for a washing machine, floor heater.

## Bedroom one

Dual aspect room with windows to rear and side, electric heater.

## Bedroom two

Window to front.

## Family bathroom

Three piece suite comprising bath with shower over, hand wash basin and WC.

## Outside

The property has communal grounds laid to lawn with a parking area with an allocated space.

## Important information

Tenure - Leasehold.

Lease start date: 29/09/06 - Lease end date: 26/09/2105.

Service charge - £2,140 pa for the period 01/05/24 to 30/04/25.

Ground rent - £250 pa for the period 25/12/23 to 24/12/24.

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

Consult your head of

Our ref: SM/elr.

## Location

Castle Gardens is located on the popular Grange Farm development in Kesgrave, to the east of Ipswich, approximately five miles from the popular towns of Ipswich and Woodbridge. Kesgrave offers excellent schools for both primary and secondary education, there is a Tesco's Metro, doctors surgery, two public houses as well as a library and sports/community centre.

The popular market town of Woodbridge is within easy reach and offers shops, boutiques, restaurants and bars with many walks and sailing available along the River Deben. For the commuter, the A12/A14 are both easily accessible with a mainline railway station at Ipswich with a direct link to London Liverpool Street.

## Directions

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

## Disclaimer

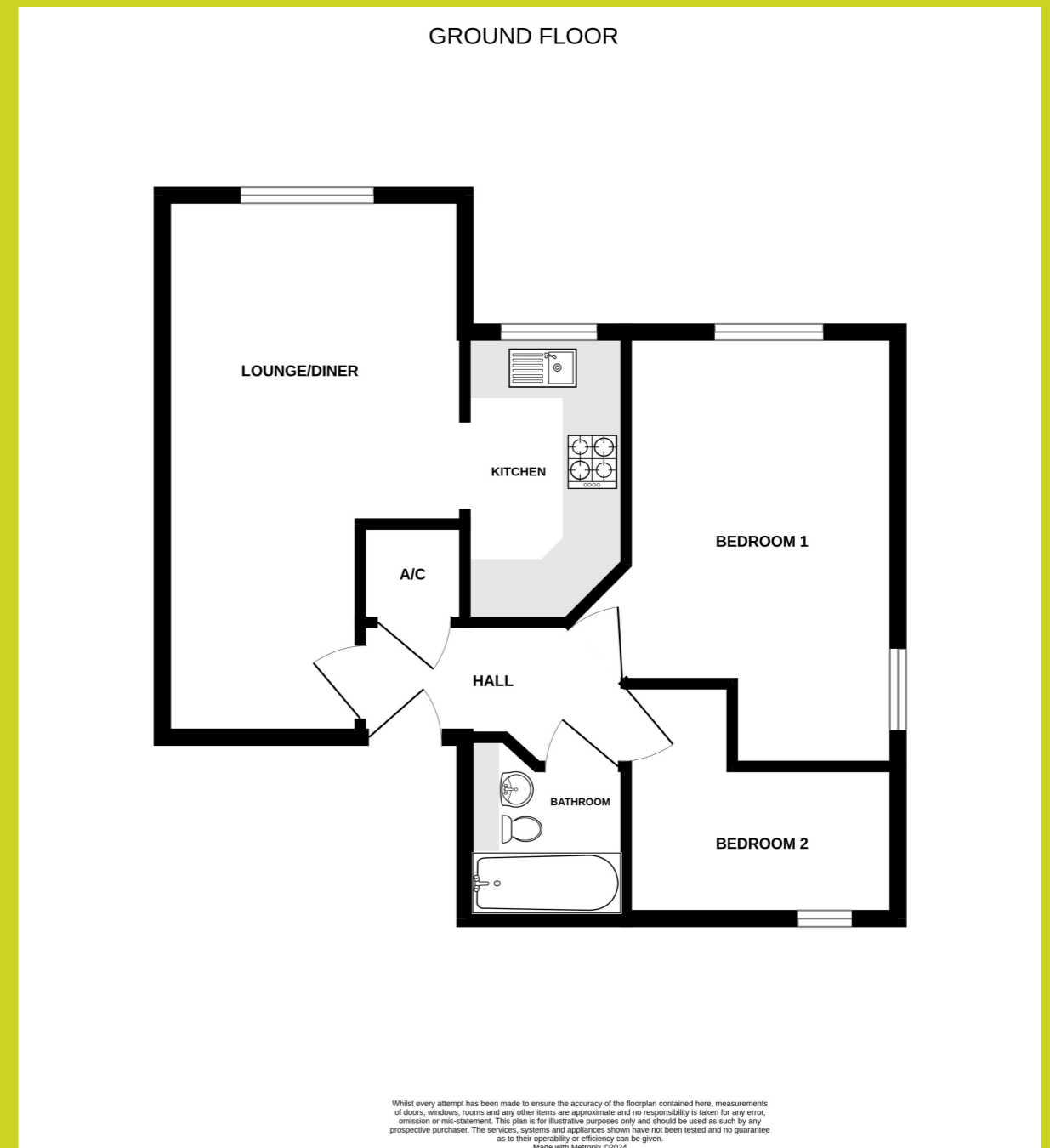
In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser 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.

# Castle Gardens, Kesgrave, Ipswich



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

