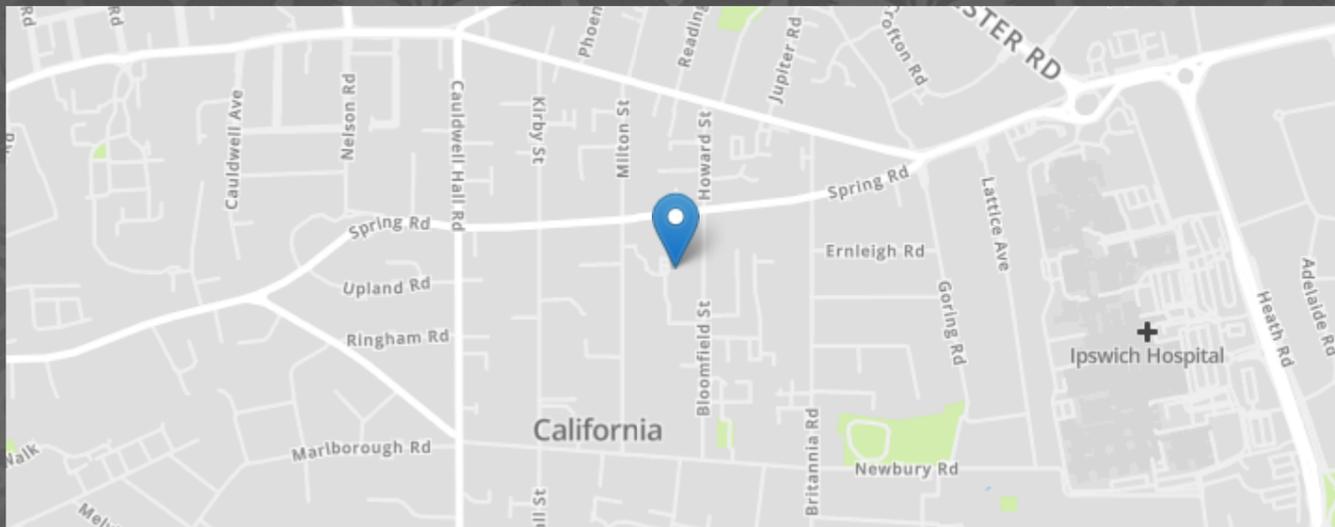


Sunfield Close, Ipswich



- EAST IPSWICH
- FOR THE OVER 55S
- SITTING ROOM AND REFITTED KITCHEN
- COMMUNAL GARDENS
- MODERN ELECTRIC HEATING
- TWO BED FIRST FLOOR APARTMENT
- ON SITE WARDEN (MONDAY TO FRIDAY)
- MODERN SHOWER ROOM
- PARKING FOR RESIDENT AND VISITORS
- ON SITE FACILITIES INCLUDING A DAY LOUNGE AND LAUNDRY

MARKS & MANN



Sunfield Close, Ipswich

Situated on popular EAST IPSWICH is this TWO BEDROOM FIRST FLOOR APARTMENT for the OVER 55s with COMMUNAL GROUNDS, PARKING and ON SITE WARDEN (Monday to Friday). Accommodation comprises communal entrance hall, private entrance hall with doors to the sitting room, both bedrooms and the shower room. With excellent facilities available, including a DAY LOUNGE and LAUNDRY, an internal viewing is highly advised to appreciate this fantastic property.

MARKS & MANN

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

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Website www.marksandmann.co.uk

£120,000

Sunfield Close, Ipswich

Communal entrance

With stairs to first floor. Private door to:

Entrance hall

Storage cupboard, access to airing cupboard and doors to the sitting room, both bedrooms and the shower room.

Sitting room

4.24m x 3.07m (13' 11" x 10' 1")

Window to front, space for a comfy sofa/seating area and small dining table. Open through to:

Kitchen

2.25m x 1.85m (7' 5" x 6' 1")

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

Bedroom one

4.53m x 2.87m (14' 10" x 9' 5")

Bay window to rear, flooding the room with natural light, triple built-in wardrobes.

Bedroom two

2.68m x 2.07m (8' 10" x 6' 9")

Window to rear.

Shower room

Modern suite comprising walk-in double shower, hand wash basin with storage and WC.

Outside

The property benefits from landscaped communal grounds with have been mainly laid to lawn, with seating areas, plants and shrubs. There is parking for use by both residents and visitors.

Important information

Tenure - Leasehold.

63 years left on lease

Service charge - £275 per month inc water

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

Council tax band B.

EPC rating C.

Our ref: SM/elr.

Directions

Using a SatNav, please use IP4 5JS as the point of destination.

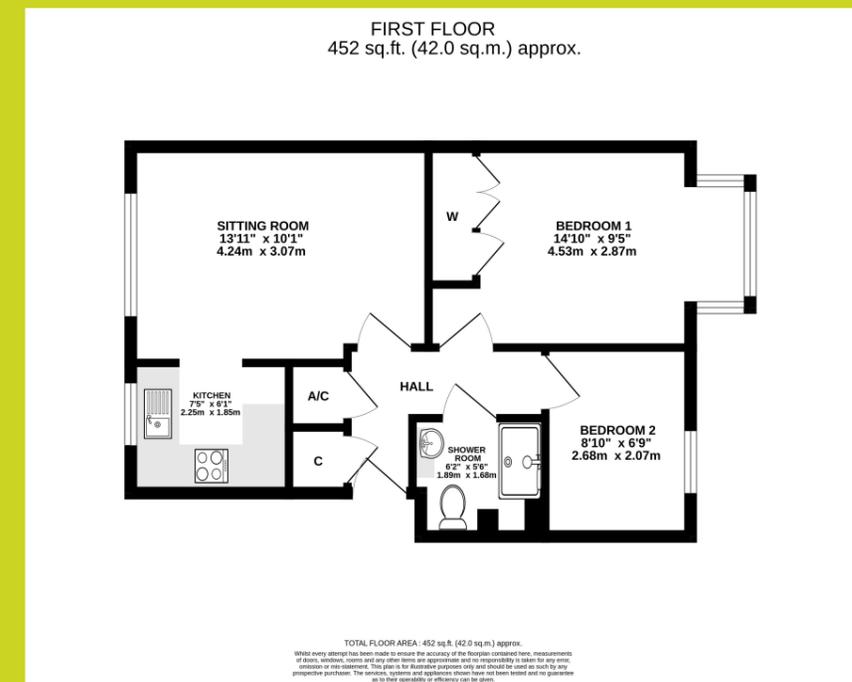
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Disclaimer

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.

Anti-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.

