

6 Westwood Court (Ipswich)

174 Norwich Road, Ipswich, Suffolk, IP1 2QX



PRICE: £55,000

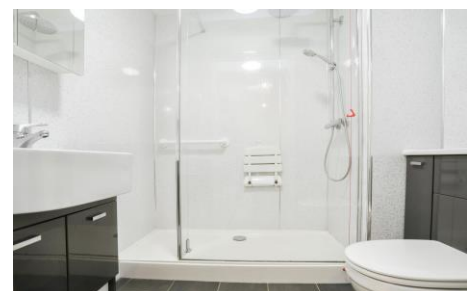
Lease: 125 years from 1999

Property Description:

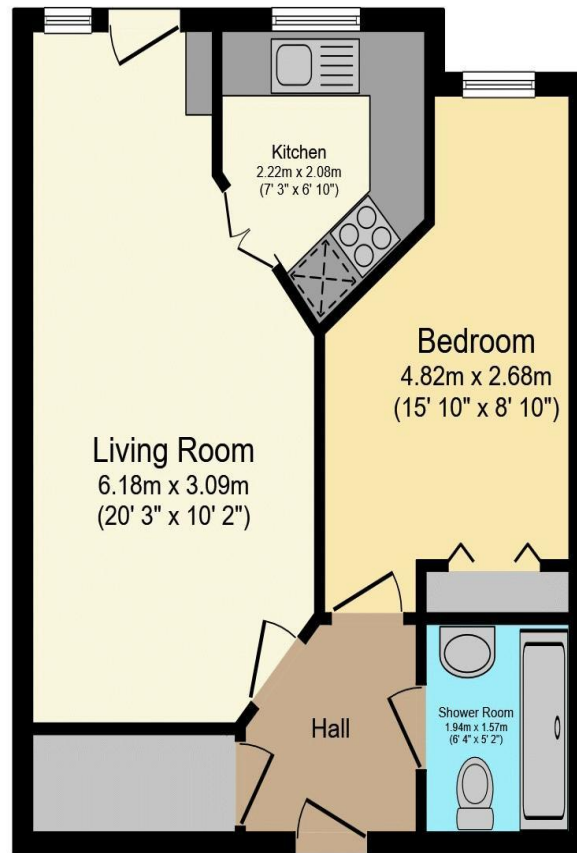
A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE GROUND FLOOR WITH DOOR TO COMMUNAL GROUNDS Westwood Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 81 properties arranged over 4 floors each served by lift. The resident Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. In addition, a camera entry system at the main entrance allows you to view a visitor before letting them in simply by changing channels on your television set. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years. On the main bus route for the town centre. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge
Communal Laundry
24 hour emergency Appello call system
Video entry system
Car Parking

Guest Suite and Lift to all floors
Resident Development Manager
Price to include carpets, curtains and light fittings
Lease: 125 years from 1999



**For more details or to make an appointment to view, please contact
Mandy Abbott**



Total floor area 42.8 m² (461 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending:

31/08/25

Annual Ground Rent:

£587.47

Ground Rent Period Review:

Next Uplift 2043

Annual Service Charge:

£3027.08

Council Tax Band:

B

Event Fees:

**1% Transfer
1% Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.