



Apartment at Westwood Court, 174 Norwich Road, Ipswich, IP1 2QX

Guide Price £50,000 Leasehold

**ipswich &  
suffolk** estate  
agents  
Part of the Your Ipswich Group



# Apartment at Westwood Court, 174 Norwich Road, Ipswich, IP1 2QX

## APARTMENT SUMMARY

CHAIN FREE - A well presented one double bedroom over 60's retirement apartment located to the popular West of Ipswich town centre, convenient for the main bus route into the town. Located on the third floor, which is accessed by a lift and stairs, the freshly carpeted and decorated accommodation comprises; entrance hall, lounge-diner, fitted kitchen, bedroom, and shower room. The property is double glazed and electric storage heated, further benefits include a communal lounge, launderette, parking and well kept gardens. Viewing is highly recommended.

## ABOUT WESTWOOD COURT

Westwood Court was constructed by McCarthy & Stone (Developments) Ltd in around 1999, 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 Careline 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/shower room. Further benefits include; communal parking, gardens, lounge and launderette, the property is also convenient for the main bus route into the town centre. It is a condition of purchase that residents must be retired and over the age of 60 years.

## COMMUNAL ENTRANCE

Access to communal lounge and launderette, stairs and lift rising to third floor.

## PRIVATE ENTRANCE DOOR TO

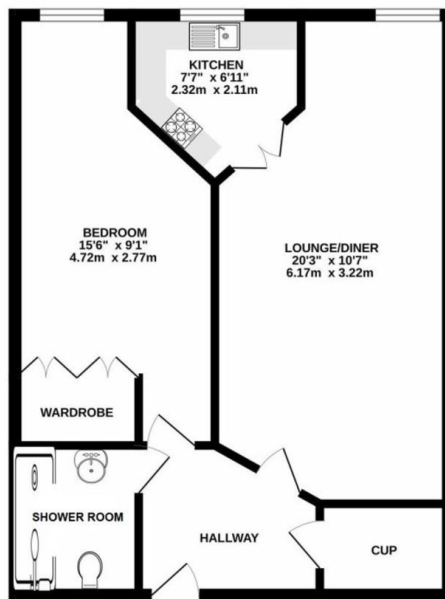
## ENTRANCE HALL

Built-in walk-in airing cupboard housing hot water tank, loft space access hatch, wall mounted remote entry intercom system, doors to.

## LOUNGE-DINER

20' 3" max. approx. x 10' 7" max. approx. (shaped) (6.17m x 3.23m) Double glazed window to rear, wall mounted electric storage heater, television point, telephone point, double door to kitchen.





While every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### KITCHEN

7' 7" max. approx. x 6' 11" max. approx. (shaped) (2.31m x 2.11m) Double glazed window to rear, a selection of base and eye level cupboard and drawer fitted units with rolled edge work surfaces, inset stainless steel sink drainer unit, built-in electric oven and grill, inset electric hob with extractor over, under counter spaces for fridge and washing-machine, tiled splash backs, wood effect flooring.

### BEDROOM

15' 6" max to back of wardrobe. approx. x 9' 1" max. approx. (shaped) (4.72m x 2.77m) Double glazed window to rear, wall mounted storage heater, built-in mirror fronted double wardrobe, telephone point.

### SHOWER ROOM

Heated towel rail, walk-in shower with gated enclosure and thermostatic shower over, mounted hand-wash basin with cupboard under, low level WC, tiled walls, wood effect flooring, wall mounted electric fan heater, extractor fan.

### OUTSIDE

There are well kept grassy communal gardens stocked with a variety of plants and shrubs offering a selection of pleasant sitting areas, there is also a communal car park for resident's and visitors.

### LEASE DETAILS

Ground Rent - Approximately £587.46 PA (2024-2025).

Service Charges - Approximately £3,400 PA (2024-2025).

Lease Remaining - Approximately 99 years (originally 125 years from 1999).

### IPSWICH BOROUGH COUNCIL

Council tax band B - Approximately £1,834.42 PA (2025-2026).

### DIRECTIONS

Leaving Ipswich town centre and heading North-West on Fonnereau Road, turn right onto Henley Road, turn left onto Anglesea Road, turn right onto Norwich Road/A1156, the destination will be on the right.

### BROADBAND AND MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## AGENT'S STAMP DUTY NOTE

Please be advised that as of the 1st of April 2025, the government is changing the stamp duty and land tax structure on all residential purchases, which may affect the cost of stamp duty and land tax for your property purchase.

As of the 1st of April 2025, stamp duty and land tax will become due on all residential purchases of £125,000 or more. First time buyers will be required to pay stamp duty and land tax on all purchases of £300,000 or more.

If you are purchasing a second home, you will also be required to pay an additional 5% stamp duty and land tax.

## CONSUMER PROTECTION REGULATIONS 2008

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as

statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Flat Westwood Court 174 Norwich Road IPSWICH IP1 2DX	Energy rating <b>C</b>	Valid until: 17 March 2032
		Certificate number: 2612 4727 8190 0243 3292
Property type		Top-floor flat
Total floor area		48 square metres



**VIEWING STRICTLY BY APPOINTMENT  
THROUGH YOUR IPSWICH LTD**

01473 289333  
**[www.your-ipswich.co.uk](http://www.your-ipswich.co.uk)**

125 Dale Hall Lane, Ipswich, IP1 4LS  
Email: [sales@your-ipswich.co.uk](mailto:sales@your-ipswich.co.uk)



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Registered office: 125 Dale Hall Lane, Ipswich, IP1 4LS.