

Dove Close, Capel St. Mary, Ipswich, Suffolk, IP9 2AW

Offers In Excess Of: £170,000 – 75% shared ownership of £240,000



- LEASEHOLD Bungalow for OVER 60's
- Two Double Bedrooms
- Large En-Suite Wet Room
- Allocated Parking
- Wonderful Views from Rear Across Fields
- Communal Areas
- On-Site Warden

A rare opportunity has arisen to purchase this LEASEHOLD mid terrace bungalow, situated on a sought after complex in the heart of Capel St. Mary village, which is available for the OVER 60's; for purchasing criteria, please see our agent's note. The bungalow forms part of an OVER 60's complex in the heart of the village and comes with an on-site warden, communal areas, allocated parking, and wonderful views from the rear garden across fields.

AGENT'S NOTE - PURCHASING CRITERIA:

- Applicants will need to be over 60 years old.
- Applicants will need to live, work or have family in the area of Capel St. Mary or within Babergh District Council area.
- Applicants will purchase the full 75% share and there will be no rent to pay on the 25% that Orwell retain. The applicant can never own more than 75% and will remain a leaseholder.
- There is a monthly service charge payable for the bungalow of £360.66.



Council Tax Band: B



Dimensions:-

- Bedroom One** 13'4" x 12'5" (4.06m x 3.78m)
- Bedroom Two** 12'4" x 9' (3.76m x 2.74m)
- Lounge** 17'5" x 12'3" (5.3m x 3.73m)
- Kitchen** 12'5" x 7'2" (3.78m x 2.18m)



Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		114
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	