



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

SUFFOLK PLACE, WOODBRIDGE, SUFFOLK, IP12
1XB

TENURE : LEASEHOLD

GUIDE PRICE £110,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU



Communal Entrance

A welcoming foyer awaits with the managers office connected and the communal areas such as a large lounge. Stairs and lifts lead to all floors.

Private Entrance Hall

With storage cupboard and doors to...

Living Room 5.27m x 3.07m (17.29ft x 10.07ft)

A generously proportioned living room with a fantastic view towards the Deben. Open to the...



Kitchen 2.38m x 2.13m (7.81ft x 6.99ft)

Fitted with a range of wall and base units, work surfaces, electric oven hob and cooker hood, inset sink/drainage unit, tiled splashbacks.

Bedroom 4.29m x 2.81m (14.07ft x 9.22ft)

A large double bedroom with built-in wardrobes.

Shower Room

Fitted with a shower enclosure, WC and vanity wash basin.

Outside

The property has some communal garden areas and parking on a first-come-first-serve basis.

Lease Information

Service charge and ground rent equates to circa £2760pa.



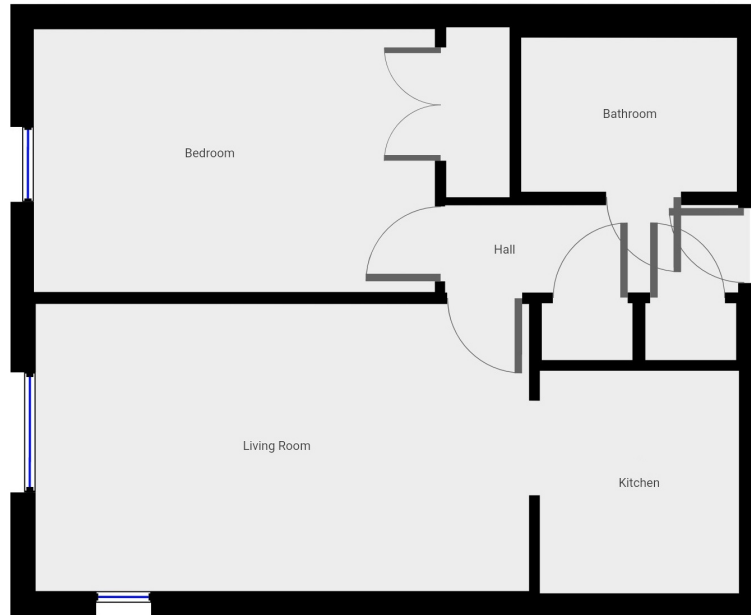
THE PROPERTY & LOCATION

A top- floor one bedroom retirement apartment located in the town centre offering views of the River Deben, within easy reach of the Thoroughfare. This popular building has a full-time manager on site, well-maintained communal spaces and a lift to all floors.

The building offers lifts to all floors and is superbly located to enjoy all the recreational facilities the town has to offer including the River, the Thoroughfare with its array of shops, cafes and restaurants, and is within walking distance of the railway station with excellent links to London, Liverpool Street.



TO ARRANGE A VIEWING OF THIS PROPERTY OR
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- Central Woodbridge Location
- For Residents Of 55 And Over
- Shower Room

Council Tax Banding : B

- Second Floor Flat With View Of The Deben
- One Bedroom
- Communal Facilities Including Resident's Lounge



42 MARKET HILL, WOODBRIDGE, SUFFOLK, IP12 4LU
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 CORNERSTONE RESIDENTIAL LTD IS A REGISTERED COMPANY IN ENGLAND & WALES
 REGISTERED NUMBER: 9421778
 REGISTERED OFFICE: 42 MARKET HILL, WOODBRIDGE, IP12 4LU

Energy performance certificate (EPC)

40, Suffolk Place WOODBRIDGE IP12 1XB	Energy rating <h1 style="font-size: 2em; margin: 0;">B</h1>	Valid until: 6 August 2023 <hr/> Certificate number: 8277-7328-1690-9246-3902
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Property type Top-floor flat

Total floor area 42 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
 the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Electric storage heaters	Poor
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in 67% of fixed outlets	Good
Floor	(other premises below)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 218 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

This property's current environmental impact rating is C. It has the potential to be C.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

Properties with an A rating produce less CO₂ than G rated properties.

An average household produces 6 tonnes of CO₂

This property produces 1.6 tonnes of CO₂

This property's potential production 1.6 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 0.0 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from B (83) to B (83).

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£10	£8

Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£263
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Potential saving	£7
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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you [complete each recommended step in order](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used
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Space heating	1148 kWh per year
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Water heating	1725 kWh per year
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Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	David Mortimer
Telephone	07771 591532
Email	davidepc@hotmail.co.uk

Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID201546
Telephone	01225 667 570
Email	info@quidos.co.uk

Assessment details

Assessor's declaration	Relative of the professional dealing with the property transaction
Date of assessment	6 August 2013
Date of certificate	7 August 2013
Type of assessment	RdSAP
