



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

CAVELL COURT, WOODBRIDGE, IP12 1FR

TENURE : LEASEHOLD

GUIDE PRICE £270,000

- Superb Luxury Development
- For Residents Aged 50 or Over
- Two Bedroom House; En-Suite
- Underfloor Heating Throughout
- High Quality Fittings & Finish
- Allocated Parking

THE ACCOMMODATION



Entrance Hall

With stairs off to the first floor and doors to...

Cloakroom

Wc and wash basin.

Kitchen/Living Room *25' 8" max x 15' 5" max (less stair ingress)(7.82m x 4.70m)*

A contemporary open plan living space with a lounge area and fitted kitchen with a range of wall and base units, work surfaces, integrated double oven and hob with filter hood over, fridge/freezer, dishwasher and washer dryer, wall mounted gas boiler.. Outlook over the rear patio area.

First Floor Landing

With doors to...

Bedroom One *15' 6" max x 9' 6" (4.72m x 2.90m)*

A large double room with outlook to the front of the property and door to...



En-Suite Shower Room

A large en-suite shower room with exceptional fittings, shower enclosure, WC and wash basin.

Bedroom Two

Another good sized double room with outlook to the rear over woodland.

Bathroom

A contemporary luxurious bathroom with bath, WC and wash basin.

Outside

There is a small enclosed rear garden laid to patio with outside light. Communal grounds surround the development and there is a designated parking space.

Lease Details:

Length of Lease - 125 years from new in 2021 Service charge - £1500 p/a Ground Rent - £250 p/a There is also a 3% sell-on fee payable to the developer on any future re-sale.

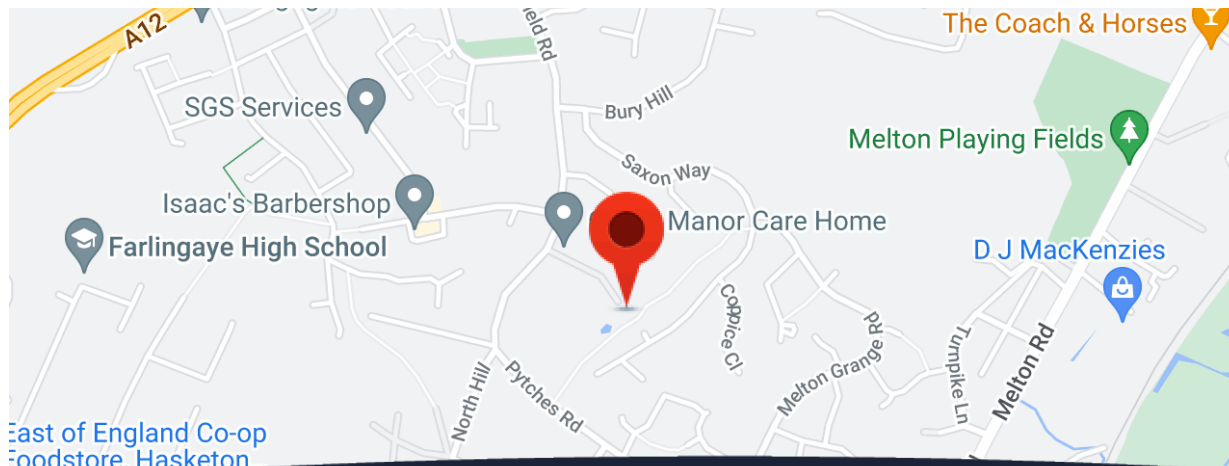
THE PROPERTY & LOCATION

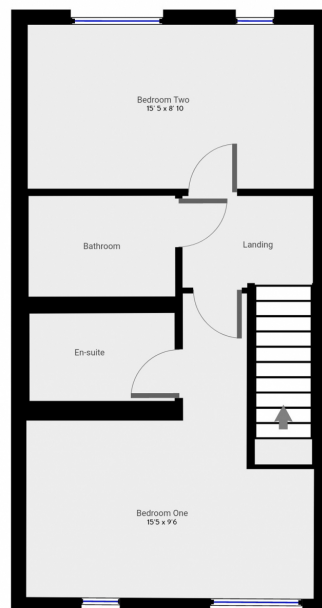
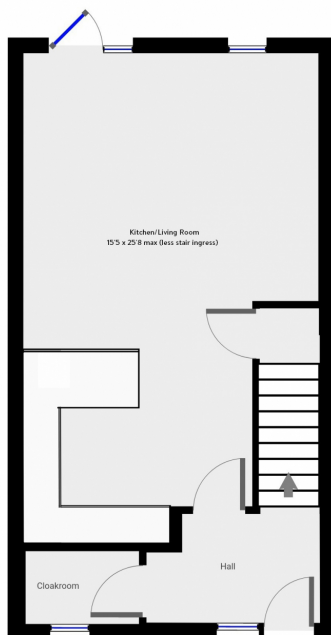
A well presented two bedroom mid-terraced house situated in Cavell Court; an exclusive luxury development of two bedroom properties for the over-50s, superbly situated set back from the public highway. The property has an open plan kitchen/living/dining area with courtyard garden off and two first floor bedrooms, en-suite and main bathroom.

The development is finished to an exceptionally high standard with quality fittings and finishes. There is underfloor heating throughout, well-lit communal areas and allocated parking.

Lease Details - The property had a 125 year lease from new in 2021, with ground rent set at £250 per year and service charge of £1500.

The historic, picturesque town of Woodbridge lies on the banks of the River Deben and is popular with sailing enthusiasts and those wishing to enjoy the pace of life that a Suffolk, Market Town has to offer. Warwick Avenue is ideally situated for local amenities and services including shops and schools. It's also great for access into the Town Centre or out of the town on the A12 to Ipswich and beyond.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		117
(81-91)	B	85	
(69-80)	C		
(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	

Council Tax Banding : C

Service Charge: 1500 pa

We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



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Disclaimer

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given