



**CORNERSTONE**  
RESIDENTIAL ESTATE AGENTS

**2 CAVELL COURT, WOODBRIDGE, IP12 1FR**

**TENURE : LEASEHOLD**

**GUIDE PRICE £250,000**

**CR-EA.CO.UK**

**01394 547000**

**42 MARKET HILL, WOODBRIDGE, IP12 4LU**

# THE ACCOMMODATION



## **Communal Entrance Hall**

With stairs and lift to the first floor and doors to individual apartments.

## **Private Entrance Hall**

With storage cupboard and doors to...

## **Kitchen/Living Room** 18' 5" x 13' 4" (5.61m x 4.06m)

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 garden and patio area.

## **Bedroom One** 12' 7" x 9' 8" (3.84m x 2.95m)

A generously proportioned double bedroom with TV/satellite point, built in double wardrobe, window to side and door to...

## **En-Suite**

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



## **Bedroom Two** 13' 3" x 9' 0" (4.04m x 2.74m)

Another double bedroom with window to rear, TV/satellite point and built in double Wardrobe

## **Bathroom**

Fitted with exceptional fittings, bath with shower over, WC and wash basin, tiled walls.

## **Outside**

Accessed from the living room there is a patio area which is open to the communal grassed areas.

## **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 selection of 6 two bedroom apartments 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 development is finished to an exceptionally high standard with quality fittings and finishes. Each apartment has two double bedrooms with built in wardrobes, en-suite shower room to the main bedroom, fitted kitchen with integrated cooker & hob, fridge/freezer, dishwasher and washer/dryer. There is underfloor heating throughout, well-lit communal areas, allocated parking.



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+)	<b>A</b>		
(81-91)	<b>B</b>	85	85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- **Superb Luxury Development for Residents Aged 50 or Over**
- **Two bedrooms with Built-in Wardrobes and En-suite to Bedroom One**
- **Fitted Kitchen with Integrated Appliances**
- **Private Patio Area off Living Area**

- **Ground Floor Apartment**
- **Open Plan 18' Kitchen/Living Area**
- **Gas Fired Underfloor Heating**
- **Lift; Communal Areas; Allocated Parking**

Council Tax Banding : B



42 MARKET HILL, WOODBRIDGE, SUFFOLK, IP12 4LU  
 T:01394 547000 E:WOODBRIDGE@CR-EA.CO.UK W:CR-EA.CO.UK  
 CORNERSTONE RESIDENTIAL LTD IS A REGISTERED COMPANY IN ENGLAND & WALES  
 REGISTERED NUMBER: 9421778  
 REGISTERED OFFICE: 42 MARKET HILL, WOODBRIDGE, IP12 4LU