



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

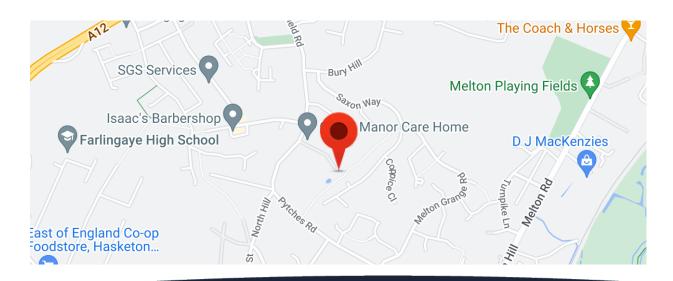
Length of Lease - 125 years from new in 2021 Service charge - £1500 p/a Ground Rent - £250 p/a There is also a 3% sell-on fee payable to the developer on any future resale.

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.





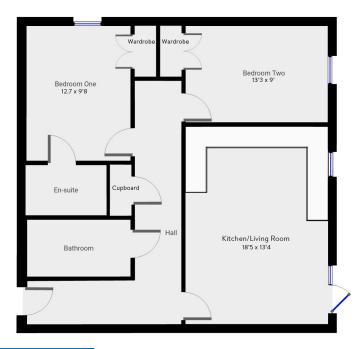






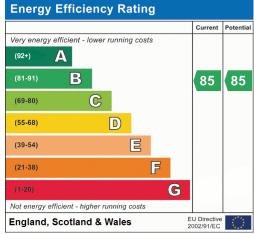












- Superb Luxury Development for Residents Aged 50 or Over
- Two bedrooms with Built-in Wardrobes Open Plan 18'Kitchen/Living Area and En-suite to Bedroom One
- Fitted Kitchen with Integrated Appliances
- Private Patio Area off Living Area

- Ground Floor Apartment
- Gas Fired Underfloor Heating
- Lift; Communal Areas; Allocated Parking

Council Tax Banding: B





CORNERSTONE RESIDENTIAL LTD IS A REGISTERED COMPANY IN ENGLAND & WALES
REGISTERED NUMBER: 9421778

REGISTERED OFFICE: 42 MARKET HILL, WOODBRIDGE, IP12 4LU