



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

WHITE HART COURT, WICKHAM MARKET, IP13
ORA

TENURE : LEASEHOLD

GUIDE PRICE £140,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

THE ACCOMMODATION



Communal Entrance

With stairs off to the first floor and private door in to the...

Living Room 5.00m x 3.98m (16' 5" x 13' 1")

Open plan living and dining space with windows to front and rear aspect, and a "loft" cupboard. Doors lead to the bedroom and the...

Kitchen 1.91m x 2.55m (6' 3" x 8' 4")

Fitted with a range of wall and base cabinets with work surfaces over, inset sink/drain unit with mixer tap, plumbing for washing machine, electric oven, window to front aspect.

Bedroom 3.13m x 2.99m (10' 3" x 9' 10")

A good double bedroom with built-in wardrobes, window to rear aspect and door to...

Bathroom

Fitted with a panelled bath with shower over, WC and wash basin, tiled splashbacks and towel radiator.

Lease Details

The flats at White Hart Court have a lease in place but with all flat owners having a share in the Freehold (known as Commonhold). Maintenance is managed in-house by the owners/directors and any purchaser has the opportunity to become part of that process. AS of April 2024 there are 982 years remaining on the lease. The latest annual service charge was £746.36, which includes buildings insurance.



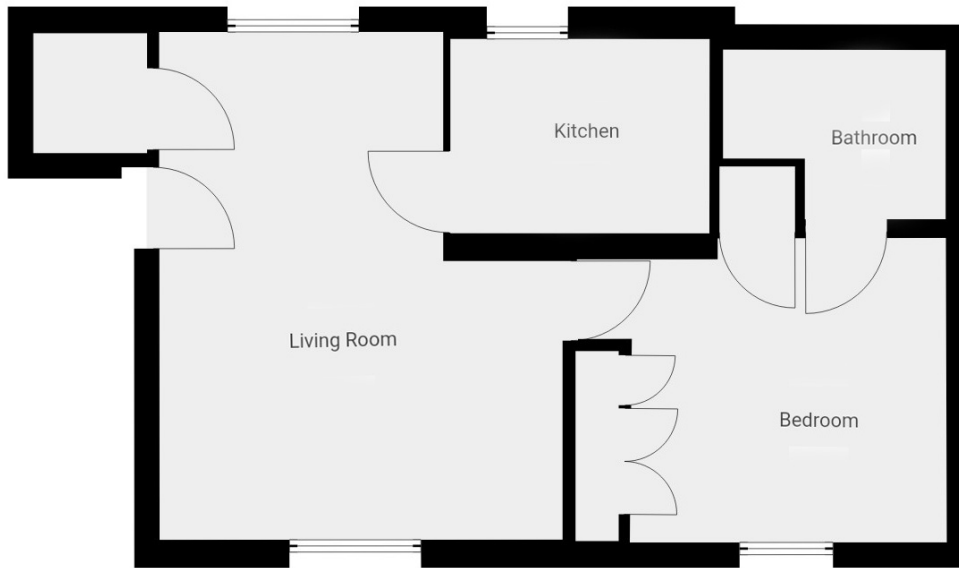
THE PROPERTY & LOCATION

A well presented one bedroom first floor flat in Wickham Market, situated just off the market square. The flat comprises a living/dining room, kitchen, bedroom and bathroom. There's allocated parking, gas central heating, double glazed windows and no onward chain.

Wickham Market is a large village with an excellent range of amenities on offer including a range of shops, restaurants, doctors surgery, library, dentist, a primary school and a church. The A12 is within easy reach, along with Woodbridge, and there's a mainline railway station at Campsea Ashe.



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



While we try to be as accurate as possible with our floorplans, they are intended as a guide only and therefore should not be relied upon



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: White Hart Court, IP13

- **Central Wickham Market**
- **One Bedroom**
- **Double Glazed Windows**
- **No Onward Chain**

- **First Floor Flat**
- **Gas Central Heating**
- **Allocated Parking**
- **Ideal First Purchase Or Investment**

East Suffolk Council Tax Banding : A



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