



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

11 SUFFOLK PLACE, IP12

TENURE : LEASEHOLD

GUIDE PRICE £160,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

THE ACCOMMODATION



Communal Entrance

The main entrance is accessed from the south side of the building, and has a reception area, a communal lounge and the manager's office.

Private Entrance Hall

With storage cupboards, one of which houses a water softener, an airing cupboard with electric heater, electric boiler servicing the hot water system, and doors to...



Living Room

4.08m x 3.43m (13' 5" x 11' 3")

A well-proportioned lounge with window to side aspect and open to the...

Kitchen

1.76m x 3.41m (5' 9" x 11' 2")

Fitted with a range of wall and base cabinets with work surfaces over, built-in electric double oven, hob and cooker hood, fridge/freezer, inset stainless steel sink/drainage unit and tiled splashbacks.



Bedroom One

3.00m x 3.27m (9' 10" x 10' 9")

A double bedroom with window to side aspect and built-in wardrobes.

Bedroom Two

3.01m x 2.08m (9' 11" x 6' 10")

A second bedroom with window to side aspect.

Shower Room

Fitted with a double shower-enclosure, WC and wash basin with tiled splashbacks.

Outside

To the rear of the building are some communal landscaped gardens and parking spaces on a first-come-first-served basis.

Lease Information

We believe the annual costs to be around £3320 per year, comprising the ground rent and service charge. The lease has approximately 88 years remaining.

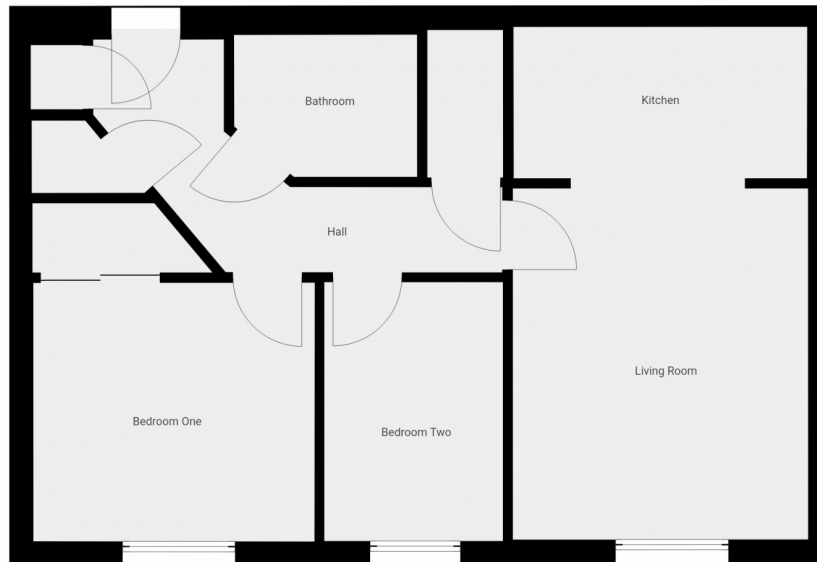
THE PROPERTY & LOCATION

A well-presented ground floor retirement flat in central Woodbridge offering two bedrooms, a good-sized living room, an updated kitchen and shower room. The property has the benefit of a communal residents lounge, launderette and on-site manager. Outside there are communal gardens and parking.

Situated right at the end of the Thoroughfare the flat has easy access to all local services and amenities, pubs, restaurants, Riverside Theatre & cinema and a short walk to the path alongside the River Deben taking you to the historic tide mill, marina and railway station with links via Ipswich 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



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



- For Residents Over 55
- Ground Floor
- Updated Kitchen & Shower Room

- Two Bedrooms
- Central Woodbridge
- No Onward Chain

Council Tax Banding : C



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CORNERSTONE RESIDENTIAL LTD IS A REGISTERED COMPANY IN ENGLAND & WALES
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