



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

THELLUSSON ROAD, RENDLESHAM, IP12 2TD

TENURE : LEASEHOLD

GUIDE PRICE £150,000

- First Floor Flat
- Double-Glazed Windows
- Excellent Storage
- Two Double Bedrooms
- Kitchen/Diner
- Allocated Parking

THE ACCOMMODATION



Entrance Hall

Kitchen/Diner *4.80m x 3.67m (15' 9" x 12')*

(measurements exclude bay) A large kitchen/dining area with an extensive range of wall and base units with work surfaces over, stainless steel sink/drainage unit, electric cooker point, plumbing for washing machine.

Living Room *6.10m x 3.58m (20' x 11' 9")*

A large living room with access back to the hallway.



Bedroom One *3.68m x 2.79m (12' 1" x 9' 2")*

A generously proportioned double bedroom with built-in double wardrobe.

Bedroom Two *3.70m x 2.76m (12' 2" x 9' 1")*

Another good double bedroom with built-in double wardrobe.



Bathroom

Fitted with a three-piece suite comprising WC, wash basin and panelled bath with shower over.

Outside

The property has access to a storage shed in the garden (The garden itself is owned exclusively by the ground floor flat), and there's an allocated parking space.

Lease Details

We understand that around 956 years are remaining on the lease and the combined ground rent and service charge equate to around £600 per year.

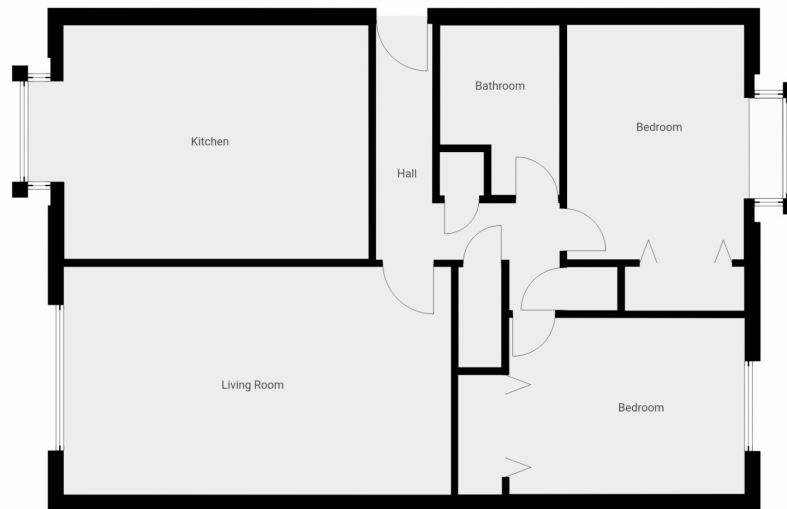
THE PROPERTY & LOCATION

A spacious first-floor flat within the popular Rendlesham development. The property comprises an entrance hall, kitchen/diner, living room, two double bedrooms and a bathroom. There's plenty of storage, electric heating, double glazed windows and allocated parking.

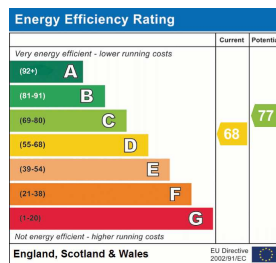
Situated some 6 miles from Woodbridge with Aldeburgh and the Heritage Coast in the other direction, the Village has grown and matured with a great sense of community. The centre has a convenience store, vets, hairdressers, bar and there are numerous play areas, plus a primary school rated Good by Ofsted and a doctors surgery and NHS dental practice.



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



While we try and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.



Address: Thelusson Road, Rendlesham, IP12 2TD

Council Tax Banding : A

Service Charge: 450 pa

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

Please visit Ofcom - to view the mobile and network coverage



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 CORNERSTONE RESIDENTIAL LTD IS A REGISTERED COMPANY IN ENGLAND & WALES
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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