



CORNERSTONE  
RESIDENTIAL ESTATE AGENTS

SUTTON HEIGHTS, MELTON HILL, IP12 1AX

TENURE : LEASEHOLD

GUIDE PRICE £230,000

- Easy Access To Town Centre
- Open Plan Living Area
- Private Courtyard
- Two Bedrooms
- Allocated parking
- No Onward Chain



# THE ACCOMMODATION



## Entrance Hall

A split level hallway, with airing cupboard and doors leading to all accommodation, on the lower level is the...



## Bedroom One *3.24m x 2.98m (10' 8" x 9' 9")*

A good sized double bedroom with window to front aspect.

## Living Room *5.70m x 3.23m (18' 8" x 10' 7")*

An open-plan living space combining lounge and kitchen. The kitchen is fitted with a range of wall and base cabinets with work surfaces over, a built-in electric double oven, hob and cooker hood, integrated dishwasher, plumbing for a washing machine, an inset sink/drain unit and tiled splashbacks. Glazed double doors overlook and give access to the private courtyard.

## Bathroom *2.25m x 1.73m (7' 5" x 5' 8")*

Fitted with a WC wash basin and a paneled bath with shower over

## Outside

The property has a private shingled courtyard and an allocated space within the car park.

## Bedroom Two *3.41m x 2.33m (11' 2" x 7' 8")*

Window to rear aspect

## Lease Details

The property is leasehold, but it does come with a share of the freehold. The lease has approximately 975 years remaining, and the management/maintenance fees are around £840 per year.

## Cloakroom

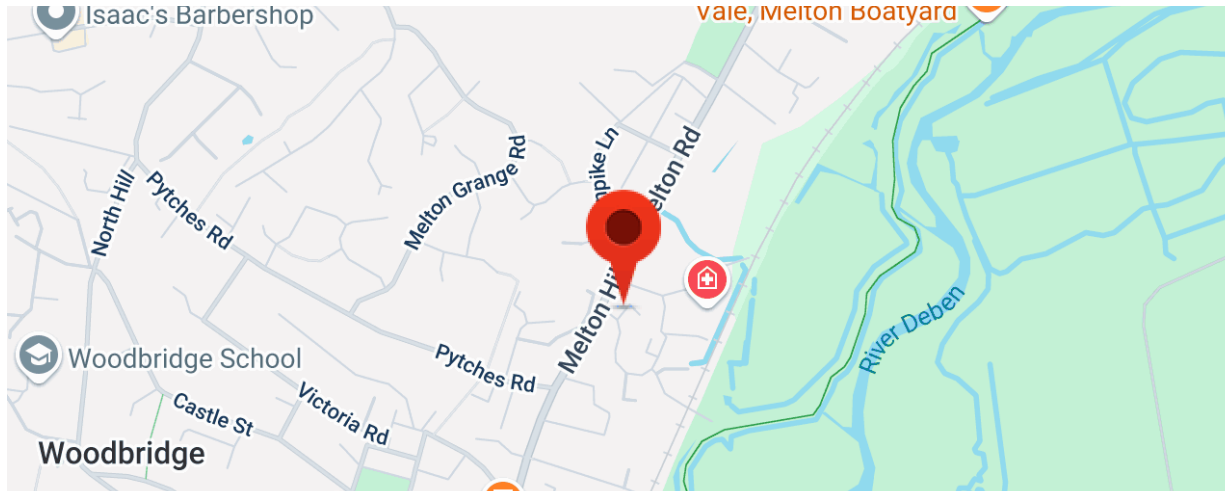
Fitted with WC and wash basin



## THE PROPERTY & LOCATION

A well-presented ground-floor flat situated within easy reach of the town centre and the Deben. The property comprises an entrance hall, two bedrooms, bathroom, cloakroom, open plan living room and there is electric under-floof heating. There's a private garden space, allocated parking and no onward chain. Although the flat itself is leasehold, it is being sold with a share of the freehold.

Melton Hill is a superb location that offers easy access to the town centre, station, and river. The Melton playing field is a stone's throw, and there are a number of shops and dining destinations within walking distance. Woodbridge is a popular Riverside town, nestled on the banks of the Deben with a superb range of schools, shopping and leisure facilities and easy access to the A12.

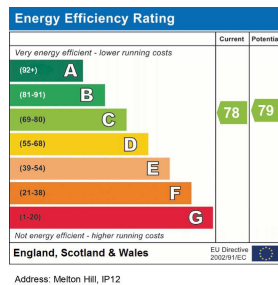


TO ARRANGE A VIEWING OF THIS PROPERTY OR  
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000





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



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



42 MARKET HILL, WOODBRIDGE, SUFFOLK, IP12 4LU  
 T:01394 547000 E:WOODBRIDGE@CR-EA.CO.UK W:CR-EA.CO.UK  
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 REGISTERED NUMBER: 9421778  
 REGISTERED OFFICE: 42 MARKET HILL, WOODBRIDGE, IP12 4LU

### 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