



CORNERSTONE  
RESIDENTIAL ESTATE AGENTS

ASPEN COURT, RENDLESHAM, IP12 2GY

TENURE : LEASEHOLD

GUIDE PRICE £150,000

- Top Floor Flat
- 21' Kitchen/Living Room
- Allocated Parking
- Two Bedrooms
- En-Suite Shower Room
- No Onward Chain



# THE ACCOMMODATION



## Communal Entrance Hall

With stairs off to second floor, and door in to the...

## Private Entrance Hall

With storage cupboards and doors to...

## Open Plan Living Room *6.52m x 3.15m (21' 5" x 10' 4")*

A spacious living room with lounge area and a kitchen, fitted with wall and base cabinets, work surfaces, inset sink/drainage unit, electric oven, hob and cooker hood, plumbing for washing machine.



## Bedroom One & En-Suite *2.82m x 2.58m (9' 3" x 8' 6")*

(Bedroom measurement only) A double bedroom with built-in wardrobes and an En-Suite Shower Room fitted with a shower enclosure, WC and wash basin.

## Bedroom Two *3.29m x 2.09m (10' 10" x 6' 10")*

With window to side aspect.

## Bathroom

Fitted with a panelled bath, wash basin and WC.



## Outside

There's limited communal exterior grounds to the front of the block and a public green/park behind, and allocated parking.

## Leasehold Information

Leasehold - 980 years remaining Ground Rent: £0.00 Service Charge: £1469.44 per annum

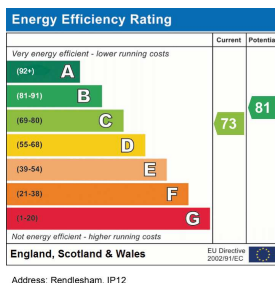
## THE PROPERTY & LOCATION

A well-proportioned second floor flat in the popular Rendlesham developmetn, approximately 6 miles from Woodbridge. The property comprises an entrance hall, open plan living area, two bedrooms, an en-suite shower room and bathroom. There's electric heating, double-glazed windows, allocated parking and no onward chain.

Rendlesham is situated approximately six miles from the riverside town of Woodbridge and offers a good level of amenities including a convenience store, NHS Dental Practice and regular bus service in to Woodbridge. There is a modern primary school, (rated Good by Ofsted), and nearby Rendlesham Forest offers beautiful natural surroundings and pleasant walks. To the north, along the coast, Aldeburgh is approximately 15 minutes by car.



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



Council Tax Banding : A

Service Charge: 1469.44 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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### Disclaimer

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