

7 Whitehall Place, Thoroughfare, Woodbridge, IP12 1FB



1 bedroom  
1 reception room  
1 bathroom

**Leasehold**

Guide Price

**£190,000**

Subject to contract



Within a fantastic central Woodbridge location is this one bedroom top floor apartment, offered for sale with no onward chain and allocated off road parking.

## Some details

### General information

Within a fantastic central Woodbridge location is this one bedroom duplex apartment, offered for sale with no onward chain and allocated off road parking.

The property is accessed via a secure entry system which opens into the communal lobby with a lift, stairs rising to the first and second floors and stairs going down to the communal car park. The communal areas are well maintained and houses the meter cupboards and letterboxes for each apartment.

The apartment is located on the top floor, and the front door opens into a spacious hallway which gives access to the rest of the accommodation with stairs going down to the living area. Just off the hallway is the shower room which has been fitted with a shower cubicle, a low level wc and a wash hand basin. The main bedroom has a window to the front aspect and looks out towards the town.

The living space is open plan, with a dual aspect living room that has the kitchen just off it. The kitchen has been fitted with a variety of eye level and base units with worktops over and an inset sink and drainer. There is an integrated fridge freezer, an electric oven with hob and extractor fan over and space and plumbing for a washing machine. There is a further cupboard next to the kitchen which currently houses the hot water tank and acts as an air cupboard.

### Bedroom

12' 0" x 11' 01" (3.66m x 3.38m)

### Shower room

7' 07 (max)" x 7' 02 (max)" (2.31m x 2.18m)

### Living room

11' 10" x 11' 01" (3.61m x 3.38m)

### Kitchen

12' 03 (max)" x 8' 01" (3.73m x 2.46m)

### Outside

There is allocated underground off road parking for the apartment that is accessed via gated entry from Oak Lane Car Park, or via pedestrian access from inside the block.

### Location

Whitehall Place is well positioned to take advantage of all the main facilities within the historic market town of Woodbridge. Within a short walk is Market Hill and the Thoroughfare where one can enjoy the boutique shops, café's and restaurants. Woodbridge also has numerous facilities including medical centres, cinema, swimming pool and a station with links to the

county town of Ipswich and its mainline railway with services to London Liverpool Street.

The focal part of Woodbridge is the River Deben where the tidal waters can be enjoyed by both sailors and rowers alike, whilst there are a number of excellent golf courses nearby including Woodbridge, Ufford Park and Seckford. Suffolk's Heritage Coast is within a short drive and the coastal towns of Aldeburgh, Southwold and Thorpeness are within comfortable driving distance.

### Important information

Council Tax Band - B

Services - We understand that mains water, drainage, and electricity are connected to the property. There is underfloor electric heating.

Tenure - leasehold

Lease length - 999 years from 2006

Annual service charge - £2000

Annual ground rent - £275

EPC rating - C

Our ref - JED

### Agents note

Any intending viewers or purchasers are advised of the following: An EWS1 form ( External Wall Survey) may be recommended for certain apartment buildings dependant on issues such as the height of the structure, the positioning of balconies and composition of any external cladding. Fenn Wright have not undertaken any such assessment in respect of this particular property and this note has been added to all flats being offered for sale throughout our business as appropriate general guidance .We recommend that potential purchasers seek advice from their solicitor and an independent Chartered Surveyor before committing to a purchase.

### Directions

Leaving on foot from our Woodbridge office, turn left into Brook Street and continue to the junction with the Thoroughfare. Turn left and follow the Thoroughfare until you reach the Costa coffee shop, where Whitehall Place can be found just next door.

### Further information

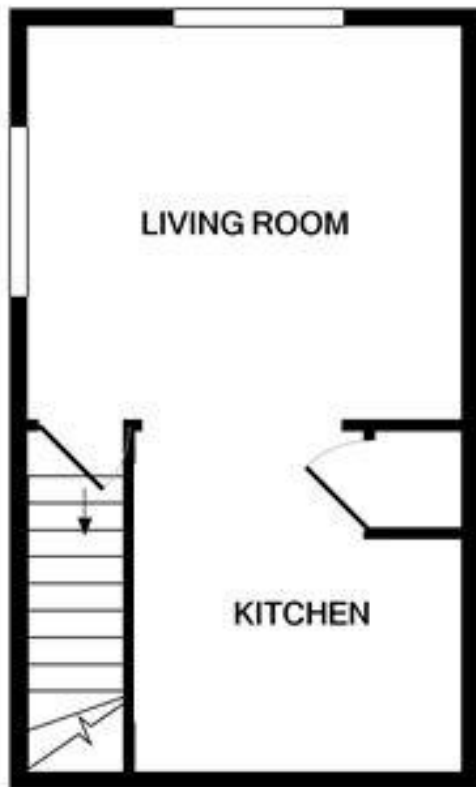
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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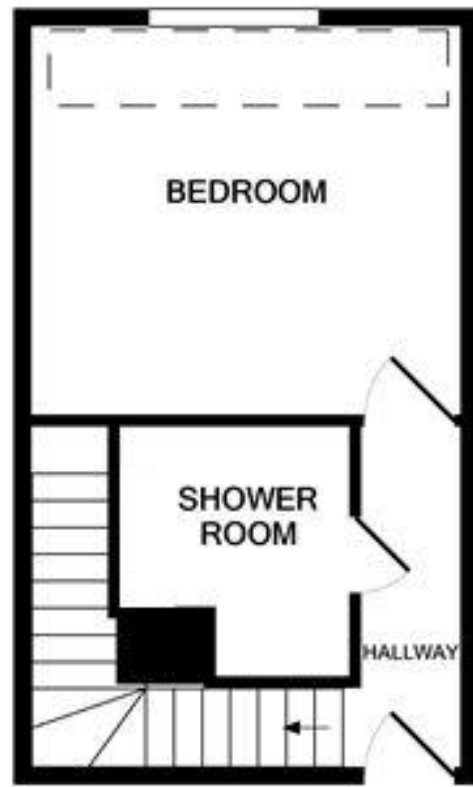
### Viewing

To make an appointment to view this property please call us on 01394 333346.





1ST FLOOR



2ND FLOOR

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To find out more or book a viewing

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