



Aldreds
Estate Agents

22 Aspen Court

Rendlesham, Woodbridge, IP12 2GY

Offers Over £125,000



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Aldreds are delighted to offer this spacious 2 bedroomed top floor apartment situated in this very desirable location being within easy reach of Woodbridge & Aldeburgh. This apartment is located close to local amenities and offers outstanding value for money with spacious versatile accommodation including wide entrance hall, spacious open plan lounge/dining/kitchen area, 2 bedrooms and a bathroom. There are also the benefits of Upvc double glazed windows with patio style doors leading out to a juliet balcony and electric heating. To the outside of the property there is a range of communal gardens and an allocated off road parking space. Offered at a realistic asking price with some redecorating works required. An early viewing is strongly recommended.

Shared Entrance Hall

Secure electronic entrance door.

Private Wide Entrance Hall

Fitted carpet, full length storage cupboard, electric heater, full length airing cupboard, power points.

Open Plan Lounge/Kitchen/Diner

12'7" x 21'3" (3.86 x 6.50)

Lounge Area:- Fitted carpet, power points, T.V point, electric wall mounted heater, double patio doors leading out to juliet balcony.

Kitchen Area:- Tiled effect vinyl flooring, range of fitted kitchen units, extended work surfaces, integral electric oven with matching four burner electric hob, stainless steel splash back, enclosed extraction cooker hood, stainless steel sink with single drainer, recess for all white goods including plumbing for washing machine, ample space for dining table and chairs.

Bedroom 1

12'1" x 8'5" (3.70 x 2.58)

Fitted carpet, Upvc window, wall mounted electric heater, power points, T.V point, 2 double fitted wardrobes.





En Suite Shower Room

Fitted carpet, fully tiled shower cubicle, low level W.C, vanity sink with tiled splash back, full length heated towel rail.

Bedroom 2

11'3" x 6'9" (3.43 x 2.06)

Fitted carpet, wall mounted electric heater, power points, Upvc window, telephone point.

Bathroom

Fitted flooring, white bathroom suite comprising of a panel bath, pedestal sink, low level W.C, tiled splash backs, heated towel rail, extractor fan, Upvc window.

Outside

There is communal gardens and an allocated parking space.

Lease And Services

Leasehold

Lease 999 Years From 10/06/06

Service Charge And Ground Rent - £1420 Per Year (Approx)

Council Tax Band - A

Mains Water Drains And Electric



Floor Plan



Viewing

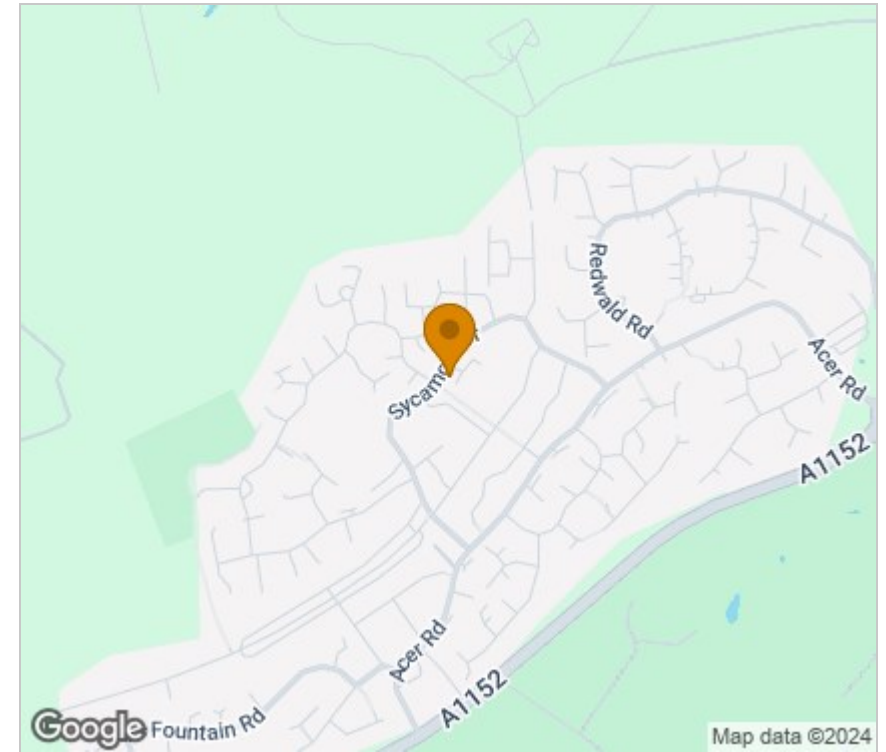
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

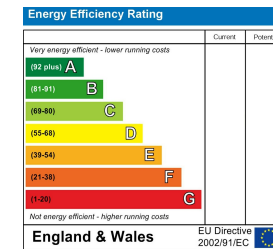
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Area Map



Energy Efficiency Graph



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