



**Cavell Court, Bredfield Road, Woodbridge IP12 1FR**

**welcome to**

## **Cavell Court, Bredfield Road, Woodbridge**

\*EXCLUSIVELY FOR THE OVER 50'S\* A superb collection of 6 luxury two bed apartments & 2 two bed houses positioned in a quiet location set back from the public highway in the heart of Woodbridge. Finished to an exceptionally high standard throughout CALL TO ARRANGE A VIEWING

### **Entrance Hall**

#### **Kitchen / Living Room**

A contemporary open plan living space with a lounge area, fitted kitchen with a range of wall and base units, integrated double oven and hob with filter hood over, work surfaces, fridge/freezer, dishwasher, washer dryer and wall mounted gas boiler. The outlook is over the rear garden and patio.

### **Bedroom One**

A well-proportioned double bedroom with TV/satellite point, built in double wardrobe, window to side and door leading to

### **En-Suite Shower Room**

A large en-suite shower room with large shower, WC, wash basin and heated towel rail.

### **Bedroom Two**

A double bedroom with window to side, TV/satellite point and built in double wardrobe.

### **Bathroom**

Bath with shower over, WC and wash basin.

### **Agent's Notes**

CGI's, images, dimensions, specifications and plans are provided for guidance purposes only, may be of previous developments and not specific to this plot and may differ from the finished development.

Lease Details:

Length of Lease - 125 years from new.

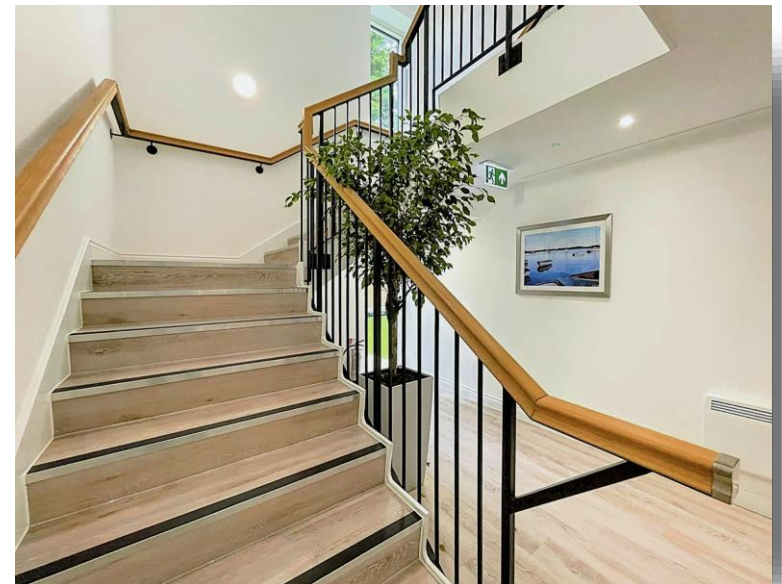
Service charge - £1750 p/a

Ground Rent - £250 p/a





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**welcome to**  
**Cavell Court, Bredfield Road,**  
**Woodbridge**

- Exclusively for the over 50's
- High standard finish throughout
- Secluded luxury development
- En-suite to master
- Allocated parking

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£240,000**



**view this property online** [williamhbrown.co.uk/Property/WBG108621](http://williamhbrown.co.uk/Property/WBG108621)



Property Ref:  
WBG108621 - 0002

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