



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 AVAILABLE TO VIEW

Entrance Hall

With stairs off to the first floor and doors leading to

Cloakroom

W/C and wash basin.

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 patio.

Landing

Bedroom One

15' 5" x 9' 6" (4.70m x 2.90m)

A large double room with two windows to the front and door leading to

En-Suite

A large en-suite shower room with shower enclosure, W/C and wash basin.

Bedroom Two

15' 5" x 8' 10" (4.70m x 2.69m)

A double room with two windows to the rear.

Bathroom

With bath and shower over, WC and wash basin.

Agent's Notes

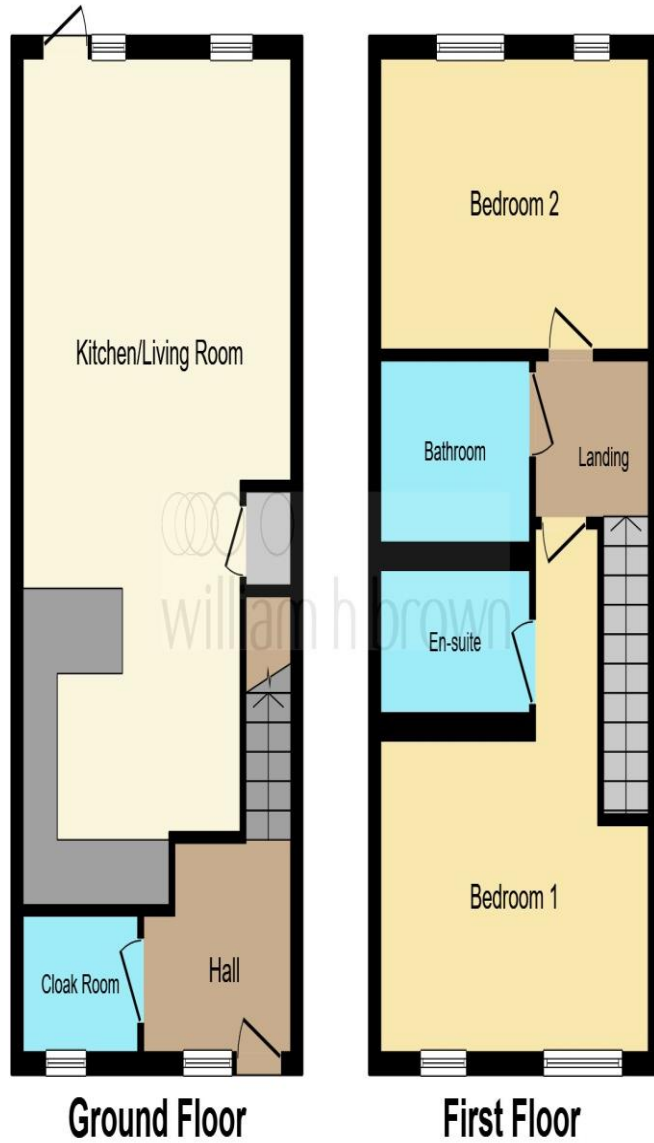
CGI's, images, dimensions, specifications and plans are provided for guidance purposes only, may be of previous developments and not specific to this plot and may differ from the finished development.

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.

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Cavell Court, Bredfield Road,
Woodbridge

- Exclusively for the over 50's
- Secluded luxury development
- Brand new two bedroom house
- Allocated parking
- En-suite to master bedroom

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

£290,000



view this property online williamhbrown.co.uk/Property/WBG108622



Property Ref:
WBG108622 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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