



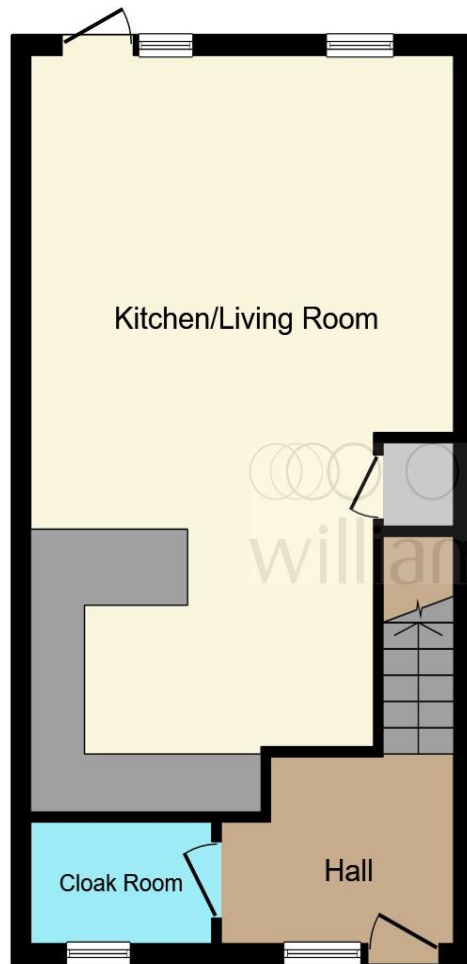
**Cavell Court, Bredfield Road, Woodbridge IP12 1FR**

**welcome to**

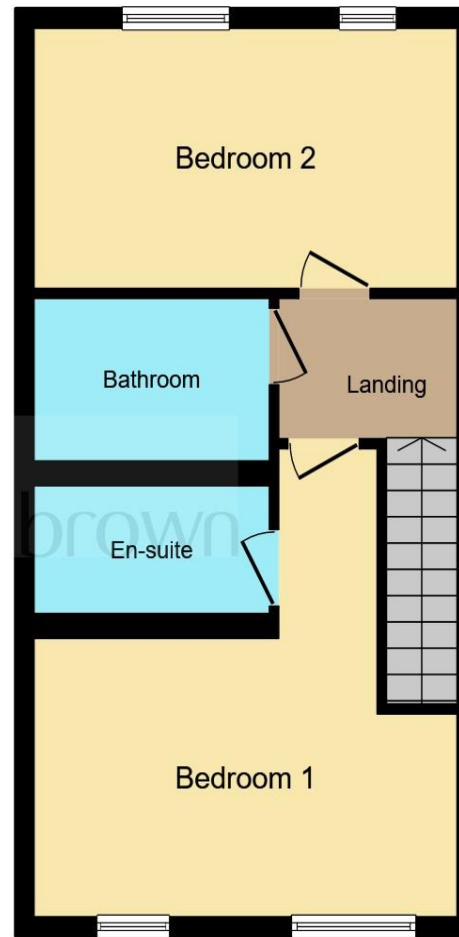
**Cavell Court, Bredfield Road, Woodbridge**

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 FINAL PLOTS AVAILABLE





**Ground Floor**



**First Floor**

**Entrance Hall**

**Cloakroom**

**Kitchen / Living Room**

**Landing**

**Bedroom One**

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

**En-Suite**

**Bedroom Two**

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

**Bathroom**

**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
- 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 with details as follows; Term of Lease 125 years from 18 Jun 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£290,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WBG108808](http://williamhbrown.co.uk/Property/WBG108808)



Property Ref:  
WBG108808 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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