



**Old Maltings Court, Melton Woodbridge IP12 1AE**

**welcome to**

**Old Maltings Court, Melton Woodbridge**

Offered for sale with no onward chain is this two bedroom second floor apartment, enjoying views over the River Deben and conveniently located for the town centre.



### **Entrance Porch**

Large airing cupboard, radiator, door to...

### **Entrance Hall**

Radiator, access to...

### **Lounge**

17' 8" x 10' 5" ( 5.38m x 3.17m )

Window to the rear with river views, 2 radiators, archway to the...

### **Kitchen**

7' 2" x 10' 4" ( 2.18m x 3.15m )

Fitted with a range of wall and base mounted units with tiled splashback over, sink and drainer with mixer tap, built-in oven and hob, extractor fan, space for appliances, inset ceiling spotlights, tile effect flooring.

### **Bedroom One**

9' 3" Max. x 15' Max. ( 2.82m Max. x 4.57m Max. )

Window to the rear with river views, radiator, fitted wardrobe with sliding doors, access to the...

### **En-Suite**

Shower cubicle with tiled surround, pedestal wash hand basin with mixer tap and tiled splashback over, low level WC, extractor fan, tile effect flooring.

### **Bedroom Two**

14' x 7' 2" ( 4.27m x 2.18m )

Window to the rear with river views, radiator.

### **Bathroom**

Bath with hand held attachment, tiled surround, pedestal wash hand basin with mixer tap, tiled surround and shelf over, shaver sockets, low level WC, heated towel rail, extractor fan, tile effect flooring.



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## Old Maltings Court, Melton Woodbridge

- Two Bedroom Second Floor Apartment
- No Onward Chain
- River Views
- Close to Town Centre
- Communal Entrance Hall with Lift

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 2503.06

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBG109025 - 0003

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