



Aspen Court, Rendlesham Woodbridge IP12 2GY

welcome to

Aspen Court, Rendlesham Woodbridge

Situated in the popular village of Rendlesham, this two bedroom top floor apartment is an ideal home for the first time buyer, offering nicely presented accommodation, together with allocated parking.

Entrance Hall

Space for cloaks storage, storage cupboard, boiler cupboard housing the hot water tank, loft hatch, doors leading to...

Master Bedroom

12' 10" Max. x 8' 6" Max. (3.91m Max. x 2.59m Max.)

Two built-in wardrobes, window to the side with wall heater under, access to the...

En-Suite

Shower cubicle with tiled surround, low level WC, pedestal wash hand basin with splashback and mirrored unit over, heated towel rail, extractor fan.

Bedroom Two

10' 10" x 6' 9" (3.30m x 2.06m)

Window to the side with electric heater under, loft hatch with ladder.

Bathroom

Bath with tiled surround, low level WC, pedestal wash hand basin with splashback and mirrored unit over, wall heater, obscure glazed window to the side, extractor fan.

Lounge / Kitchen

21' 4" Max. x 13' 1" Max. (6.50m Max. x 3.99m Max.)

Lounge

Two windows to the rear and window to the side, electric heater.

Kitchen

Wood effect floor, range of wall and base mounted units, worktop and upstand, built-in oven and hob with extractor over, space for appliances, wood effect floor.





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Aspen Court, Rendlesham Woodbridge

- Spacious Two Bedroom Apartment
- Nicely Presented Accommodation
- Master Bedroom with En-Suite
- Bathroom
- Spacious Lounge / Kitchen

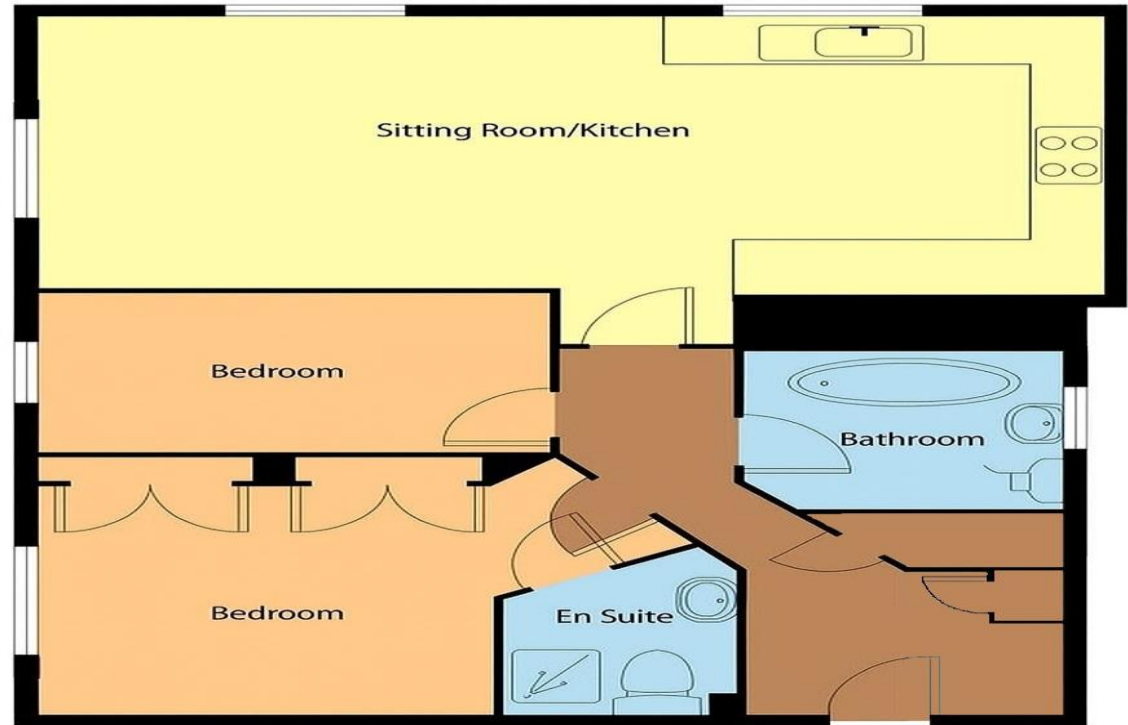
Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1400.00

Ground Rent: Ask Agent

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.

£150,000



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Property Ref:
WBG109252 - 0006

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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