



30 OAKLANDS
COVERT ROAD, REYDON



A generously sized three bedroom chalet situated within the popular over 55's Oaklands retirement development.

You are welcomed into the property via a convenient entrance porch, an ideal space to store your coats and boots. Leading on from this is the large hallway, providing access to three double bedrooms, the principle bedroom having ensuite shower room. The ground floor accommodation is finished with family bathroom and further storage space.

local shops, restaurants and coastal attractions.

TENURE

The property is leasehold - a 190 year lease was granted in 2002. Service charge for the current year is approximately £2,243 and ground rent is £370.

VIEWINGS

Stairs to first floor landing leading to a spacious kitchen with dormer windows providing a light airy atmosphere and generously sized sitting room with double doors opening up onto roof terrace, ideal for enjoying a glass of wine with friends on a summer's day. The first floor is completed with a W/C.

Strictly by appointment with the agent's Southwold Office.

SERVICES

The property additionally benefits from a bin store, parking including garage & shared driveway and communal garden to be enjoyed by all.

Mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

Reydon is a popular village adjacent to the coastal town of Southwold. Reydon provides multiple shops, a public house and medical centre with Southwold offering a further abundance of

East Suffolk Council. Council Tax Band is D

EPC- C



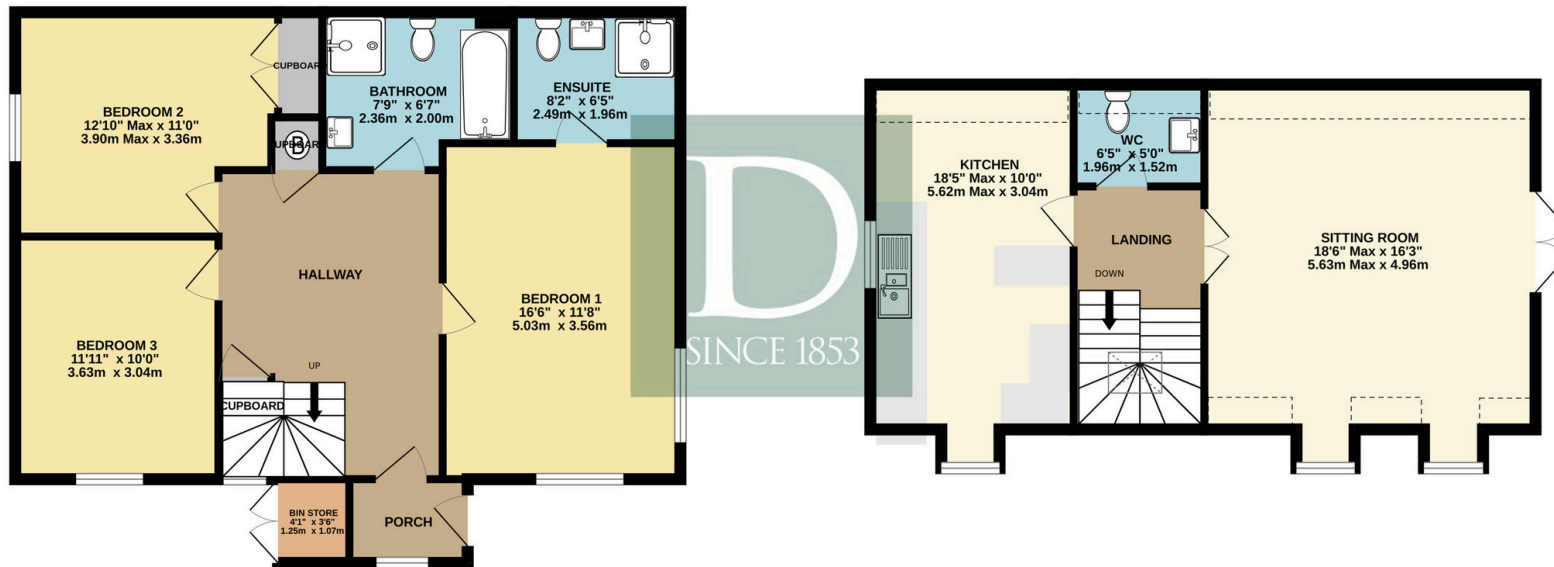


RETIREMENT
COMPLEX

FLOOR PLAN

GROUND FLOOR
787 sq.ft. (73.1 sq.m.) approx.

1ST FLOOR
570 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 1357 sq.ft. (126.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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