



6 Malt Yard  
Old Maltings Approach | Woodbridge | Suffolk | IP12 1FL

Guide Price £ 395,000 | Freehold







## 6 Malt Yard

Built on the site of an old Suffolk malthouse, Malt Yard is a development of spacious apartments nestled in the picturesque surroundings of the historic town of Woodbridge.

Malt Yard's design connects it to the town's traditional malting and brewing, boat-building and sail-making industries. The timber cladding and brickwork are reminiscent of the original malt yard buildings and the tidal mills nearby.

Every apartment at Malt Yard has been created as an oasis of peace, with thoughtfully designed interiors. Facilities available are a guest suite, plush cinema room, gymnasium, communal lounges, gardens and individual private secure storage unit.

This well presented two bedroom apartment, originally chosen as Malt Yards show flat, reflecting its efficient layout and sunny outlook, forms part of the exclusive and desirable Malt Yard development; purpose built for the over 55's.







## ABOUT THE PROPERTY

### Entrance Hall

A good-sized entrance hall with beautiful engineered wood flooring, recessed spotlights, an internal telephone system and fitted cloaks cupboard with storage.

### Living/Dining Room

Multi-functional carpeted room with French doors opening onto the balcony, providing plenty of daylight and space to dine. Recessed spotlights, bespoke fitted units by local cabinet maker, comprising handmade solid oak media unit with cupboards, shelving, and three wall lights.

### Utility

Recessed spotlights, plumbing, and washing machine. Ceiling mounted ailer and fitted shelves suitable for linen storage.

### Kitchen

A range of olive-green fitted cupboards and drawer units, with oak wood effect work surface incorporating a stainless steel sink, and a filtered water unit operated on the mixer tap. Recessed spotlights, window to the rear, subway tiles. Hotpoint appliances include a four-ring electric ceramic hob, a high-level oven, and a matching microwave. Integral appliances include a Bosch dishwasher and fridge freezer.









## Master Bedroom

A generous double bedroom with a large rear window overlooking part of the communal gardens with two large fitted wardrobes with sliding doors, recessed spotlights, and carpet laid to floor.

## Ensuite Bathroom

Recessed spotlights, extractor fan, subway tiles, bath with shower attachment, wall mounted WC and wash basins, two double mirror fronted shower cabinets and heated towel rails.





## Bedroom Two/Study

Intended as a bedroom, a study, or both, this good-sized room has recessed spotlights, a rear aspect window and carpet laid to floor.

## Shower Room

Recessed spotlights, walk-in rainfall shower with handrail, and additional fitted shower head, extractor fan, double mirror fronted cabinets, wall mounted WC, wash basin, chrome heated towel rail and tiled floor.





## Communal Facilities

The Malt Yard excels in the benefits and great facilities designed to be enjoyed by all occupants in the development.

Comprising a communal lounge and kitchenette with easy access to the fully landscaped communal gardens with a barbecue area and attractively planted borders surrounding the entire complex. The garden has ample seating areas and provides a sunny aspect.

On the top floor, a well-equipped bedroom suite is available for visitors to book at a low cost.

A lift provision operates on all floors, and a telecom entry system within the flat operates both entrance doors and has an integrated two-way emergency alarm system.





Further facilities include a plush cinema room and gymnasium. In addition, Malt Yard provides communal storage for bicycles, golf clubs, and mobility scooters on the lower floor. As well as large, individual secure storage units fitted with shelving.

*\*\* Service charges apply to the communal areas, the list of those charges and the benefits they give residents is available on request.*

*Service charges are carefully reviewed and set for the new year according to the upcoming contracts and expected costs.*





## **SERVICES**

We understand from the vendor that mains electricity, water and drainage are all connected to the property. The flat benefits from both mechanical ventilation and underfloor heating.

## **LEASE AGREEMENT**

As of 2023 there are 992 years remaining on the leasehold.

## **MANAGEMENT COMPANY**

The management company budget and oversee the service charges for all apartments. The 2023 service charge for 6 Malt Yard is estimated at £6,360 including license fees and annual water, drainage and communal heating charges. This charge does not include car parking.

## **CAR PARKING**

Gate and non-gated spaces are available on a first-come basis. Current availability can be checked upon request.

## **COUNCIL TAX - Band C - £1,650.21**

## **LOCAL AUTHORITY**

East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT

## **DIRECTIONS TO THE PROPERTY**

From the Thoroughfare, head North onto Melton Hill. Pass Pytches Road on your left and the next turning on your right will be Old Maltings Approach. Turn down Old Maltings Approach and The Malt Yard is on the left-hand side.

## **ABOUT THE AREA**

Woodbridge is a well-served market town, steeped in history with a fine selection of shops and restaurants; it has its own theatres, swimming pool, doctors, dentists and railway station. Woodbridge lies on the River Deben and is renowned for its sailing facilities. Around the town there are various buildings from the Tudor, Georgian, Regency and Victorian eras.

## **RAIL SERVICES**

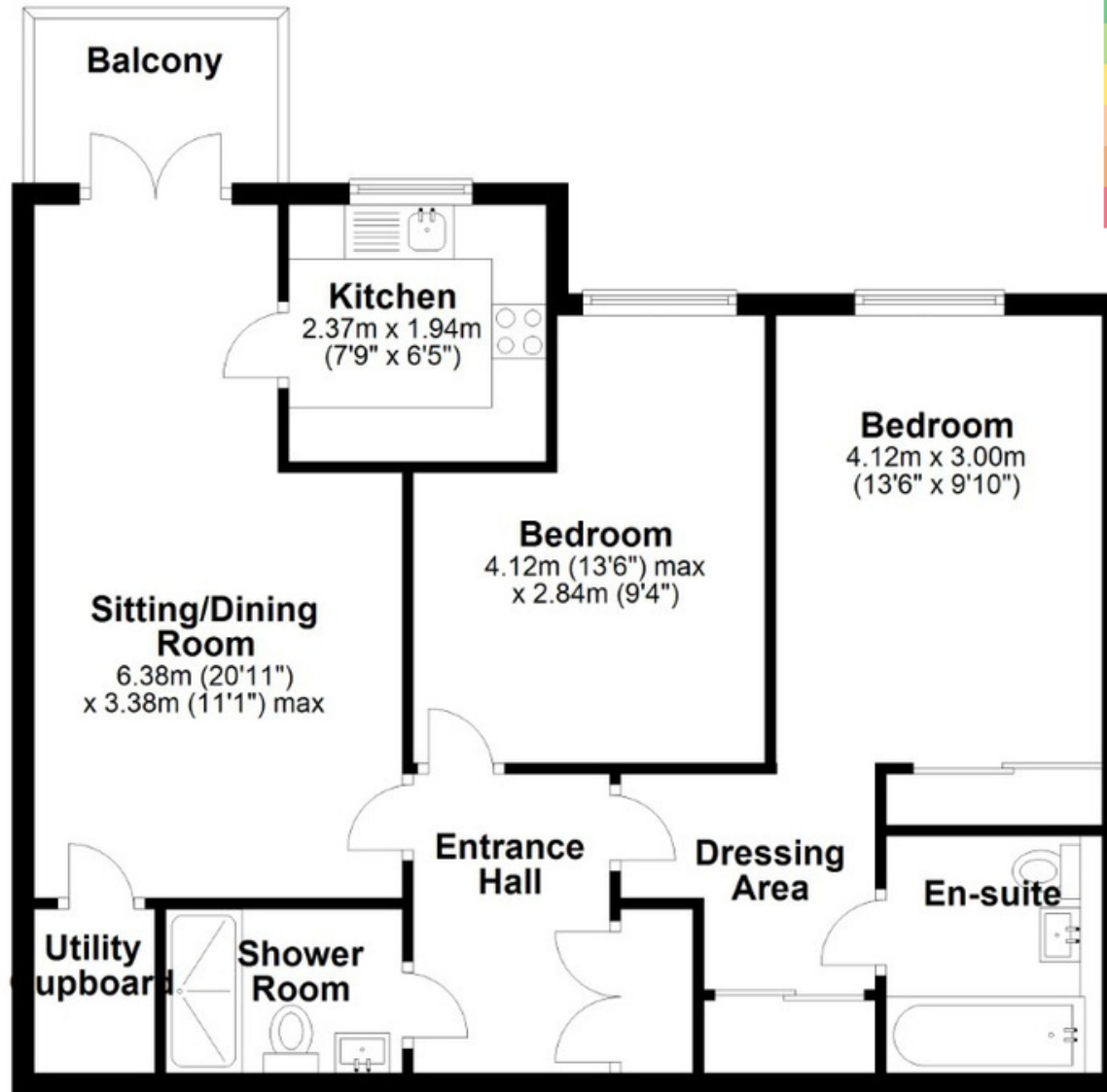
Woodbridge station is on the Ipswich-Lowestoft East Suffolk Line with connections via Ipswich to London Liverpool St. Ipswich station is on the Great Eastern Main Line approximately 70 miles east of London Liverpool Street Station with a journey time from Ipswich of approximately 1 hour and 10 minutes.

**Viewing strictly by appointment with Fine & Country Woodbridge - 01394 446007**



# Ground Floor

Approx. 73.3 sq. metres (789.4 sq. feet)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 84   B  | 84   B    |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Total area: approx. 73.3 sq. metres (789.4 sq. feet)

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