



Flat 2, The Granary  
Tide Mill Way | Woodbridge | IP12 1BY

Freehold Guide Price £ 260,000





# Flat 2, The Granary

The original grain store on Tide Mill Quay was built in 1800 and subsequently converted into spectacular Grade II listed residential apartments in around 1989. The heavy structural beams with original tally marks and ironwork have been retained throughout the building filling this apartment with character and history.

Flat 2 has two bedrooms and a lovely open plan living room with kitchen.

Each room boasts fabulous views over the marina and river.







Front door to communal entrance hall with stairs to first floor with feature beams all the way up, further door to shared lobby with space for coats storage. Front door to

### **Entrance Hall**

As with the whole apartment, the entrance hall is fully carpeted and has feature timber beams. Suffolk latch doors open to

Large storage cloaks cupboard







## Living Room with Kitchen

A large dual aspect room with river and quay views to the front and rear. Feature exposed red brickwork.

The kitchen area comprises wooden base and eye level cabinets and a glass display cabinet with laminate worktop with wood trim. The double sink has a mixer tap as well as drinking water tap. A four ring gas hob is set in to the worktop with double oven under. Extractor over. Built in dishwasher and water softener. Wall mounted Viessmann combi boiler.



The breakfast bar includes further storage cabinets, a built in fridge and open space for bins or stools.





## Bedroom

A double room with window with views to the marina. Triple wardrobe.

## Bedroom

A single room where the bed fits perfectly into the alcove. Space for single wardrobe and chest of drawers. Window with views to the quay and river to the front.







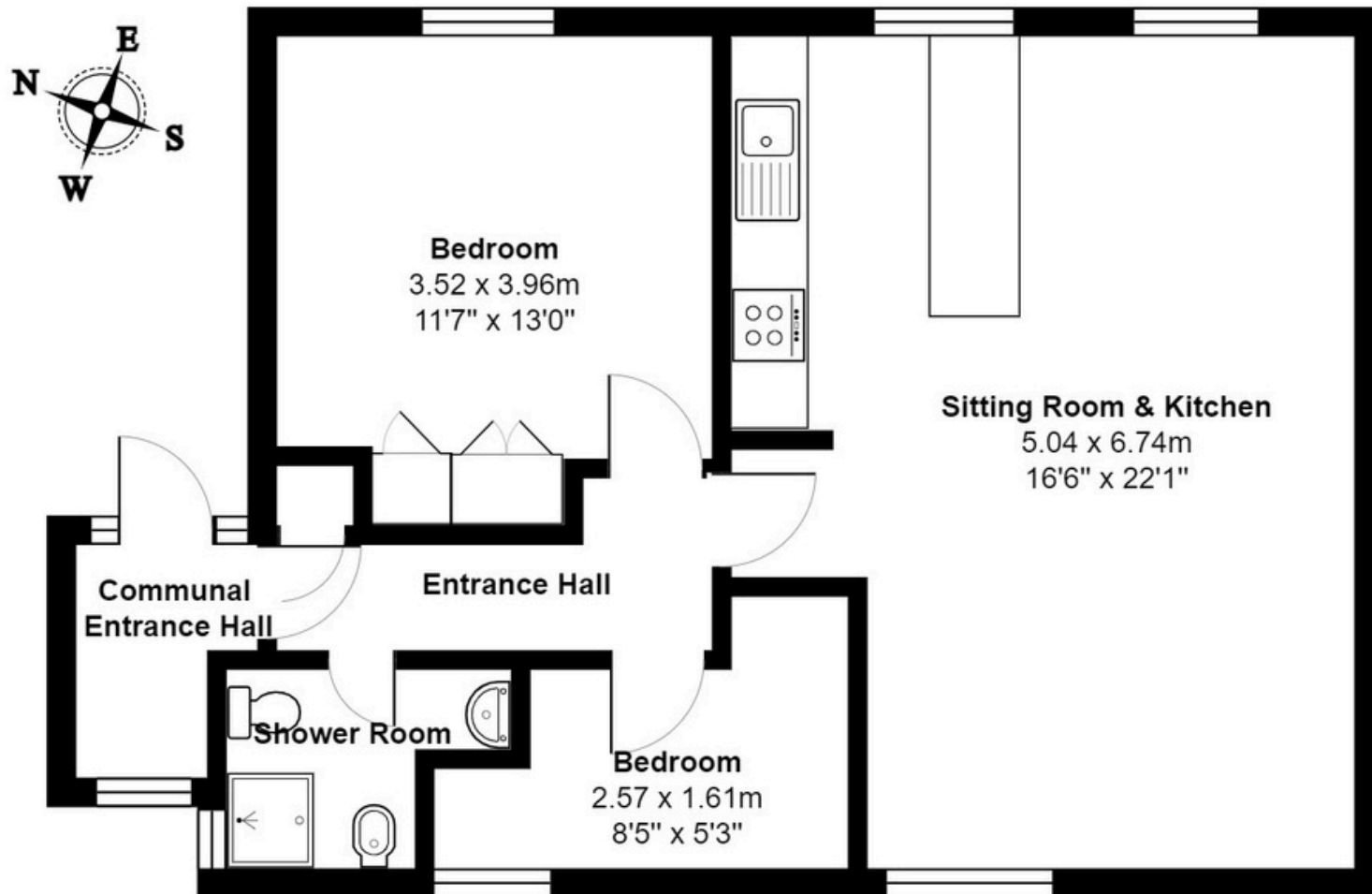




### **Family Bathroom**

The original tally marks (number 13) are really clear on the huge beam in this room. Suite comprises shower cubicle, low level WC, bidet and pedestal basin.





**Total Area: 62.1 m<sup>2</sup> ... 669 ft<sup>2</sup>**

All measurements are approximate and for display purposes only

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**NTRY**



## Services

We are advised by the Vendors that mains electricity, gas, water and drainage are connected. The property benefits from gas central heating and double glazing throughout.

## Possession

Vacant possession upon completion.

## Council Tax Band

East Suffolk - Band D - £2179,55 (2024/25)

## What Three Words

///Likening.opened.command

## Note –

The apartment is purchased with one seventh share of the freehold interest in the building which comprises six apartments and one cottage. There are restrictions /covenants in place. Although this property can be used as a holiday home, it cannot be used as a short term holiday rental property.

## Budgeting Notes –

Maintenance, ground rent and insurance for the apartment for 2025 is £ 3404 per annum paid quarterly. Approximately half of this total is building insurance due to the flood plain location. Please note that flood precautions are in place.

Optional - Secure parking for one vehicle in the marina is £848 including VAT for 2024.

Optional - Mooring in the Tide Mill Yacht harbour is £364 plus VAT per metre, per annum, includes one car parking space.

## About The Area

Situated on the Tide Mill Quay, this apartment is in a prime location on the waterfront, within the conservation area and Area of Outstanding Natural Beauty, in the heart of Woodbridge.

Woodbridge is a much sought-after market town located close to the Suffolk Heritage Coast on the banks of the beautiful River Deben. The town is widely known for its' beautiful historic buildings and wide-ranging amenities which include a library, two theatres, a cinema, numerous sports facilities (including sailing, rowing, tennis, bowls, rugby, and football clubs), dentists and doctors' surgeries, and a selection of highly reputable schools.

There are spectacular riverside walks from the heart of the town and Woodbridge is well placed for visiting some of the county's best-loved attractions such as Orford and Framlingham Castles, Sutton Hoo, Aldeburgh, Southwold, and the world-renowned Concert Hall at Snape Maltings. For lovers of the outdoors and nature, nearby attractions included RSPB Minsmere, Shingle Street, the forests at Rendlesham, and the foot ferries at Bawdsey and Butley.

The apartment is only a few minutes walk to the railway station with links to Ipswich and onwards to London, Norwich and Cambridge.

## Viewings

Strictly by appointment with the Vendors agent  
Fine & Country Woodbridge – 01394 446 007

Out of hours – Mark Halls MRICS –  
Managing Director – 07770 814748





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