



22 Northfield Court, St Peter's Road, Aldeburgh, Suffolk, IP15 5LU

A spacious two bedroom ground floor apartment with sun room and patio garden overlooking beautiful courtyard gardens and within walking distance of local shops

Entrance Hall

**Shower
Room/Cloakroom**

Sitting Room

Garden

Dining Room

Kitchen

**Two Double
Bedrooms**

Bathroom

Garage

Patio Garden

**150 year Lease
(from 2000)**

No Ground Rent

55+ Age Covenant

The Property

22 Northfield Court is a well presented two bedroom ground floor apartment with conservatory and patio garden

Upon entering the property there is a spacious hallway which has multiple useful storage cupboards and leads to all the main rooms of the property.

The large light and airy sitting room features French doors that allow light to flow into the property, the dining room leads through to the kitchen which has a range of fitted units along with an integrated hob and oven along with an integrated dishwasher, washing machine and fridge freezer.

There is a bright sun room at the rear of the property which leads out to the properties large patio garden.

The property has two double bedrooms with integrated storage cupboards/ wardrobes. Bedroom one also benefits from a ensuite bathroom with heated towel rails.

The property has electric storage heating and double glazing throughout.

A partially boarded loft is accessed via a folding ladder and provides useful extra storage.

A single garage, with light and power, is located in a block nearby.

Guide Price: £400,000 (Leasehold)

Directions to Northfield Court

From the A12 Ipswich to Lowestoft Road take the A1094 to Aldeburgh. After passing Aldeburgh Golf Club on your left continue down the Saxmundham Road into the town and into the Victoria Road. Pass Aldeburgh Parish Church on your left and cross over the High Street.

At the next T junction turn left into Market Cross Place and in about 300 yards turn left into St Peter's Road. The development will be found at the top of the road.

Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.

For viewings please call the Estate Manager on 01728 453469/ 07384112086 (Mon-Fri 9am-5pm)



Sitting/Dining Room



Sitting/Dining Room



Kitchen



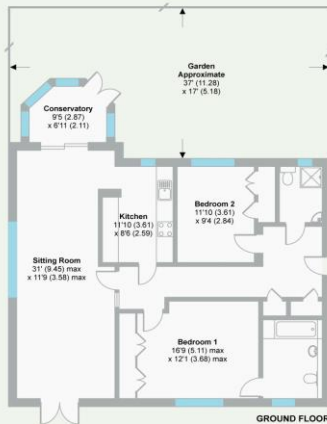
Bedroom



Bathroom



Sun Room



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on the plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Rear Patio Garden

Approximate Gross Internals: 107.5m² / 1158 ft²

Service Charge: £ 7580pa

EPC Rating: C

Council Tax Band: D

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

Northfield Court

Northfield Court is built on Glebe land behind the church and close to the sea. The layout is very attractive, with the properties set in colourful beautifully-landscaped gardens to a backdrop of well-used allotments and a large greenhouse.

It is a short walk from the estate to Aldeburgh high street, which is lined with independent shops, galleries, restaurants and bistros, and on the promenade freshly-caught fish are sold straight from the boat. Set within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, the town also has significant literary credentials, as it was once home to the composer Benjamin Britten and the inspiration for his opera 'Peter Grimes'. To this day it remains an artistic and literary centre, with an annual Poetry Festival and several food festivals as well as other cultural events. It also offers tennis courts and a sailing club. Slightly further afield are the bustling centres of Ipswich, one of England's oldest towns, and Lowestoft, with its entertaining piers and wide, sandy beaches.

Cognatum Estates Limited maintains, repairs and insures all the buildings, arranges the window cleaning and refuse collection and tends to the gardens and grounds. There is a personal alarm system and resident Estate Managers are able to provide support and a helping hand when needed. There is guest suite for visitors, a laundry room and a minibus for shopping trips. The cost of providing the services is shared equally between all properties.



Aldeburgh Sea Front



Moot Hall



Aldeburgh Cinema

Services and Amenities at a Glance



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PROPERTY

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