



**Spearmint Way, Red Lodge, IP28 8WJ**

**CHEFFINS**

## Spearmint Way

Red Lodge,  
IP28 8WJ

- Ground Floor Apartment
- 2 Bedrooms
- Open Plan Living/Dining/Kitchen Area
- Gas Central Heating
- Off-Road Parking
- Shared Garden

A modern 2 bedroom ground floor apartment standing in an established residential development in a popular area of the village. The property is well presented and benefits from an open plan fitted kitchen/dining/living area, 2 bedrooms and gas central heating. Additional features include allocated off-road parking and a shared garden.

2 1 1

Guide Price £165,000





## LOCATION

RED LODGE is a popular village within easy reach of Cambridge (15 miles), Newmarket (5 miles) and Bury St Edmunds (12 miles). Village amenities include a primary school, a good sized local supermarket, hairdressers, pharmacy, doctor's surgery, dental surgery, post office, pavilion and millennium centre and public house.

## ENTRANCE HALL

with laminate flooring.

## OPEN PLAN LIVING/DINING/KITCHEN AREA

with a modern fitted kitchen comprising a 1.5 bowl sink, worktops, fitted base and wall mounted cupboards, integrated Zanussi oven and grill, 4 ring gas hob with extractor hood over, integrated fridge and freezer, integrated washer/dryer, cupboard housing gas fired combination boiler, laminate flooring.

## INNER HALLWAY

with built-in cupboard, laminate flooring.

## BEDROOM 1

with laminate flooring.

## BEDROOM 2

with laminate flooring.

## BATHROOM

with a bath with shower over, hand basin, low level WC, tiled flooring.

## OUTSIDE

There is a parking area with vehicular access under the arch with an allocated parking space for the apartment and additional visitor parking.

A pedestrian side gate leads to an enclosed garden laid to lawn and shared with the apartment above.

## Sales Agents Notes

Tenure - Leasehold

Length of Lease - 109 years remaining

Annual Ground Rent - £250

Annual Service Charge - Approx. £1,000 (Varies annually depending on the work required)

Service Charge Review Period - Annually

Council Tax Band - B

Property Type - Ground Floor Apartment

Property Construction - Brick with tiled roof

Number & Types of Room - Please refer to the floorplan

Square Footage - 505.90

Parking - Allocated Parking Space

Heating sources - Gas central heating


We are advised that the estate management company FirstPort will charge an admin fee to a buyer upon completion. Full information will be made available in the management pack via conveyancers during the sales process.

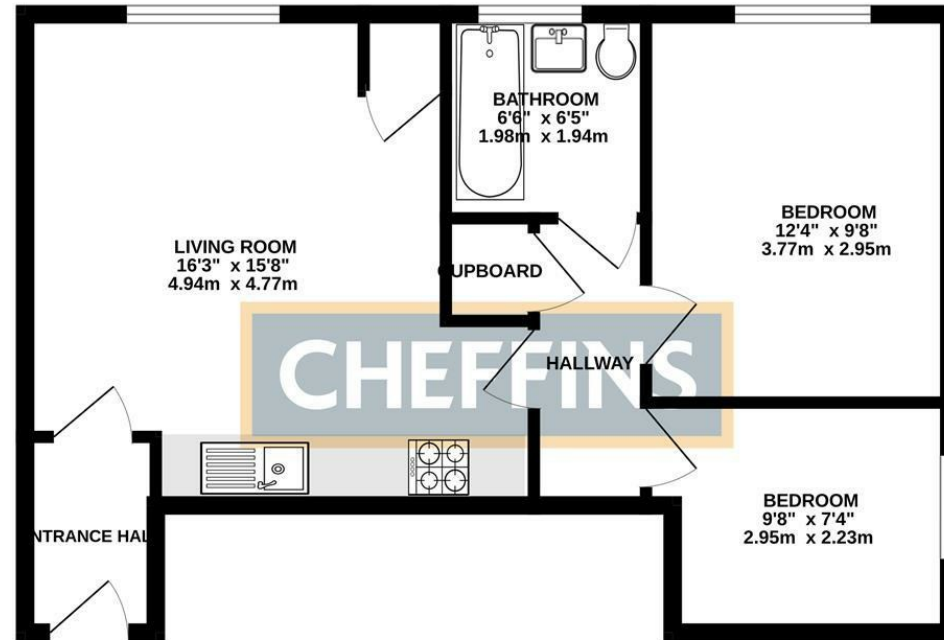
For more information on this property, please refer to the Material Information Brochure on our website.





GROUND FLOOR  
513 sq.ft. (47.7 sq.m.) approx.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Guide Price £165,000  
Tenure - Leasehold  
Council Tax Band - B  
Local Authority - West Suffolk

38 SPEARMINT WAY  
TOTAL FLOOR AREA : 513 sq.ft. (47.7 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.