



St. Andrews Place, Melton, Woodbridge, IP12 1PZ

welcome to

St. Andrews Place, Melton, Woodbridge

Attractive 2 bedroom apartment situated within a prime location in Melton and benefiting from two double bedrooms, separate kitchen, ample storage cupboards and residents parking.

Location

Located within a quiet cul-de-sac in Melton and within a short walk to pubs, restaurants, countryside walks and shops.

Entrance Hallway

Ample storage via two storage cupboards, wood effect flooring throughout, storage radiator and a loft hatch.

Lounge

Light and airy lounge boasting large double glazed windows to the front aspect, wood effect flooring, storage radiator, TV point.

Kitchen

Ample storage via an array of eye and base level units in Cream with wood effect work tops, stainless steel sink with drainer unit and a chrome mixer tap, integrated oven with electric hob and extractor hood, space for a fridge freezer, washing machine, tiled splashback and a double glazed window facing the front aspect..

Master Bedroom

Double glazed window facing the rear aspect, carpet flooring, radiator and a double built in wardrobe.

Bedroom 2

Double glazed window to the rear aspect, carpet flooring, electric radiator and a double built in wardrobe.

Bathroom

Low level W/C, pedestal wash hand basin, bath with overhead shower, part tiles walls and Grey wood effect flooring, extractor fan and spotlights.

Communal Areas

Attractive communal gardens with shed and grassed area.

Internal communal corridor also has a secure lock up for each apartment.

Residents parking located behind the property.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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- 2 Double bedrooms
- Ample storage
- Residents parking
- Communal gardens
- £10 per annum ground rent

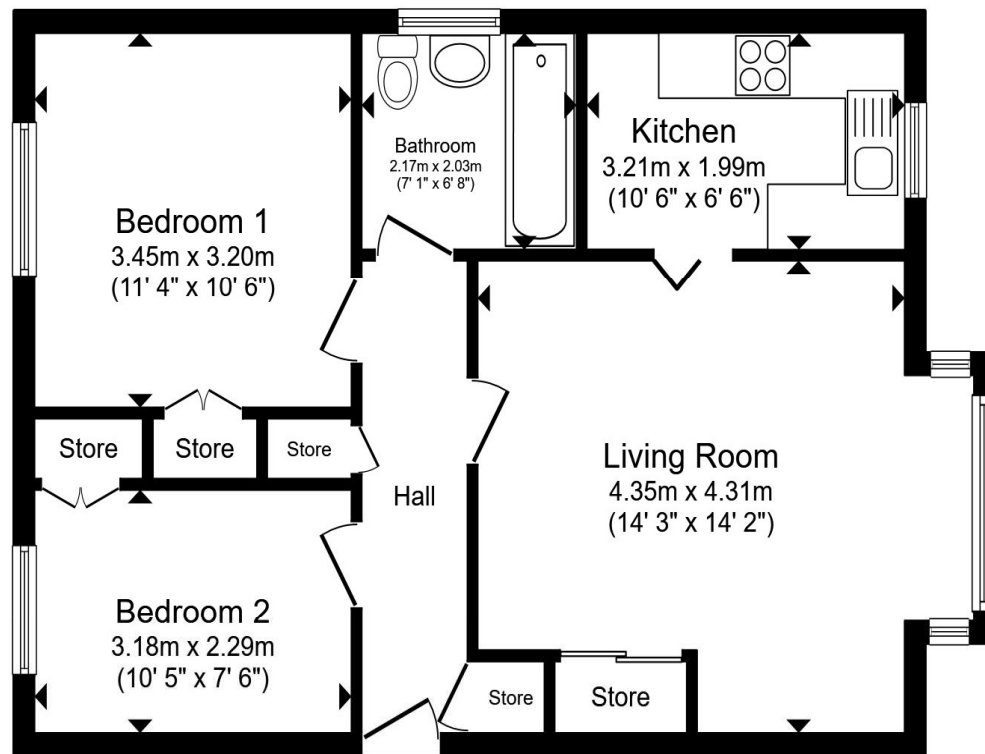
Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1008.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 Oct 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£160,000



Total floor area 58.1 m² (626 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
WBG109459 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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