



**Suffolk Place, Woodbridge IP12 1XB**

**welcome to**

**Suffolk Place, Woodbridge**

Centrally located, just off of the Thoroughfare, this one bedroom over 55's retirement flat boasts stunning views over the river Deben, and is offered for sale with no onward chain.



### **Entrance Hall**

With engineered oak flooring, storage cupboard, airing cupboard with additional storage, electric radiator,

### **Kitchen / Diner / Lounge**

#### **Kitchen**

7' 10" x 7' 1" ( 2.39m x 2.16m )

Fitted with a range of wall and base units in high gloss grey, with worktop over. Black one and a half bowl sink and drainer with chrome mixer tap, tiled splashback. Additional shelving, integrated oven with induction hob and extractor hood, integrated fridge/freezer and dishwasher,

#### **Lounge /Diner**

17' 2" x 10' 1" ( 5.23m x 3.07m )

Flooded with light from dual aspect windows offering stunning views over the river Deben. With engineered oak flooring throughout, entry phone system, electric radiators, TV point, ample space for a dining table and chairs as well as a sofa setup.

#### **Master Bedroom**

14' 1" x 9' 3" ( 4.29m x 2.82m )

A spacious room offering an abundance of storage boasting wall to ceiling fitted wardrobes with overhead storage units, chest of drawers and additional wardrobe to the side, double glazed window to the rear offering views across the river Deben, electric radiator.

#### **Shower Room**

Of a contemporary design, with walk-in glass enclosed shower, with waterfall shower head and attachment, low level WC, vanity wash hand basin, heated towel rail, shaver point, electric heater, extractor fan, partially tiled walls and flooring,

### **Communal Facilities**

Residents have access to an area for parking and there is also a visitor's parking area as well as storage and charging facilities for mobility scooters (subject to agreement and availability of space). The resident's lounge and garden are available for use, and there are two guest rooms which can be booked through the manager.



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## Suffolk Place, Woodbridge

- No Onward Chain
- Refurbished Throughout to a High Specification
- Light and Airy Stunning Open Plan Double Aspect Kitchen/Lounge/Diner
- Ample Visitors Parking
- Central Location, Walking Distance to Woodbridge Station

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 3416.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBG109450 - 0004

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