35 Tayberry Close, Red Lodge
IP28 8FW
£150,000

Morris Armitage
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A modern second floor apartment set with a lovely aspect to side overlooking the local playing field and offered for sale with no onward chain.

Offering sizeable rooms and boasting entrance hall, living room/dining room, kitchen, double bedroom and bathroom.

Superb first time buyer or investment opportunity.







Entrance Hall
Secure communal entrances at front and rear. Private mail boxes within communal ground floor. Private entrance with doors leading to living room, bedroom and bathroom. Airing cupboard.

Kitchen
8'11" x 6'6" (2.74m x 2.00m)
Modern kitchen with range of matching eye and base level cupboards with work top over. Stainless steel sink and drainer with mixer tap over. Integrated oven with inset gas hob and stainless steel extractor above, tiled splashback. Integrated fridge/freezer. Integrated washer/dryer. Window overlooking front aspect. Opening to living room.

Living Room
16'10" x 10'2" (5.14m x 3.10m)
Spacious living room with French doors overlooking rear aspect. Radiators. Opening to kitchen. Door to entrance hall.

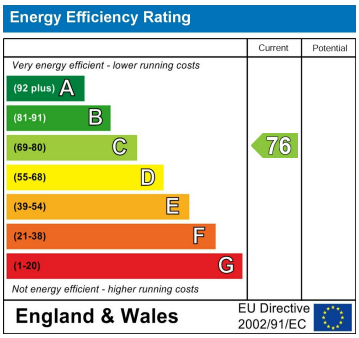
Bedroom
12'4" x 9'10" (3.76m x 3.02)
Spacious bedroom with French doors overlooking front aspect. Juliette balcony. Radiator. Door to entrance hall.

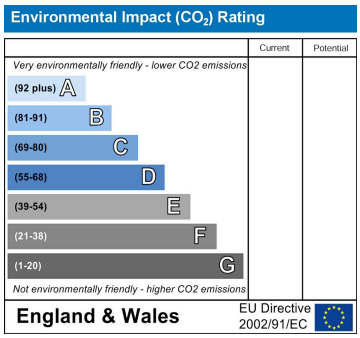
Bathroom
11'1" x 7'8" (3.40m x 2.34m)
Modern white suite comprising low level W.C., wall mounted hand basin with mixer tap over, panelled bath with mixer tap and shower attachment over and walk-in shower cubicle with wall mounted shower. Radiator. Obscured window. Attractively tiled to wet areas. Door to entrance hall.

Outside
Secure communal front and rear entrances. Allocated parking area. Views over surrounding area.

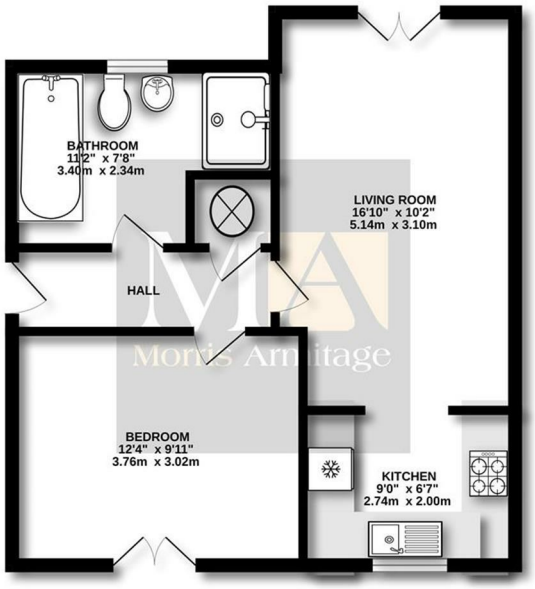
PROPERTY INFORMATION
Maintenance fee - Ground Rent is £300 p.a. payable in two 6-monthly instalments of £150 (01Sep & 01Mar). Maintenance fees are payable for same period, £1450. £725.00 for each period.
EPC - C
Tenure - Leasehold
Council Tax Band - A (West Suffolk)
Property Type - Top Floor Apartment
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 49 SQM
Parking – Allocated Parking
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas

Broadband Connected - tbc
Broadband Type – Superfast available, 80Mbps download, 20Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of





GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 474 sq.ft. (44.0 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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