



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.

Agent's 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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welcome to

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

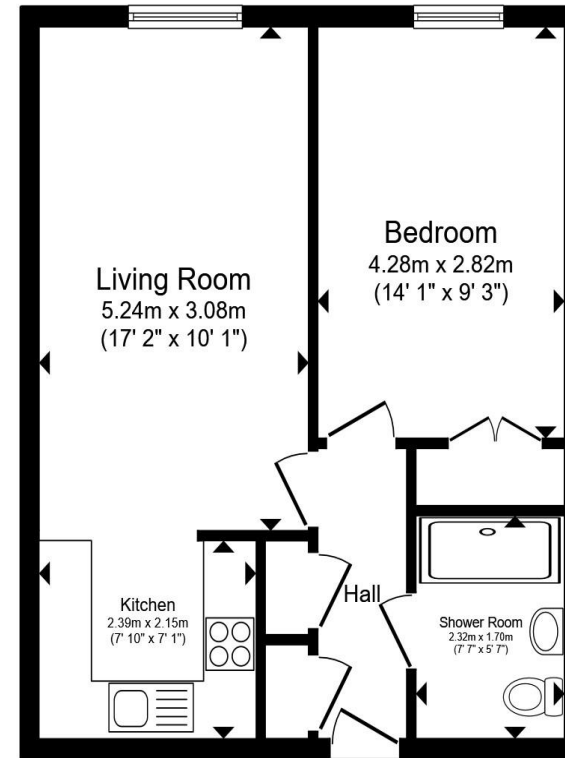
Tenure: Leasehold EPC Rating: B

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.

£120,000



Total floor area 44.4 m² (478 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:
WBG109450 - 0008

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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