



CORNERSTONE
RESIDENTIAL ESTATE AGENTS



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SUFFOLK PLACE, WOODBRIDGE, IP12 1XB

TENURE : LEASEHOLD

GUIDE PRICE £110,000

- Ground Floor Retirement Flat
- One Bedroom
- Living Room & Kitchen
- Shower Room
- Communal Lounge
- No Onward Chain



Communal Entrance

Within the main entrance area is access to the communal lounge, and the office where the Site Manager is based. Outside the flat entrance door is a storage cupboard.

Hallway

With two storage cupboard and doors to...

Living Room 5.00m x 3.08m (16' 5" x 10' 1")

With window to front aspect and open to the...



Kitchen 2.38m x 2.10m (7' 10" x 6' 11")

Fitted with a range of wall and base cabinets with work surface over, electric oven and hob, inset sink/drainage unit and tiled splashbacks.

Bedroom 4.02m x 2.80m (13' 2" x 9' 2")

A good-sized double bedroom with built-in wardrobe

Shower Room

Fitted with a WC, wash basin and WC.

Outside

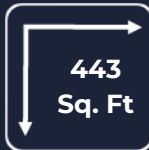
To the rear of the building is a communal garden with seating areas and a communal car park.



THE PROPERTY & LOCATION

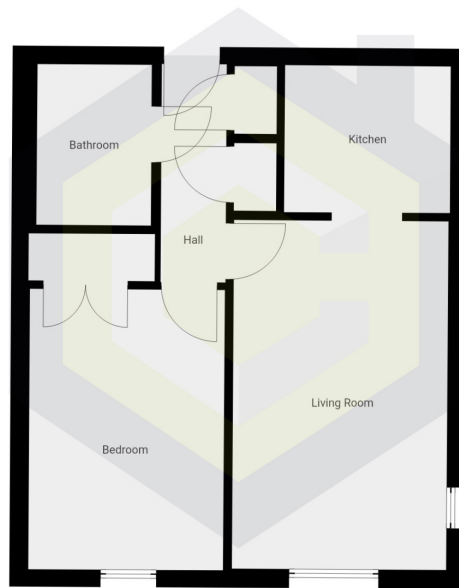
A well presented, light ground floor apartment for residents of 55 years and over. The property has a modern kitchen and shower room and is available with no onward chain. There is a communal residents lounge, launderette and on-site manager. Outside there are communal gardens and parking.

Situated right at the end of the Thoroughfare the flat has easy access to all local services and amenities, pubs, restaurants, Riverside Theatre & cinema and a short walk to the path alongside the River Deben taking you to the historic tide mill, marina and railway station with links via Ipswich to London Liverpool Street.



TO ARRANGE A VIEWING OF THIS PROPERTY OR

TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



While we try to be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.

CORNERSTONE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Suffolk Place, Woodbridge, IP12 1XB

Council Tax Banding : B

Service Charge: 2223 pa

We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



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CORNERSTONE RESIDENTIAL LTD IS A REGISTERED COMPANY IN ENGLAND & WALES

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REGISTERED OFFICE: 42 MARKET HILL, WOODBRIDGE, IP12 4LU

Disclaimer

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given