



## Thyme Close, Red Lodge

EPC Rating 78

Guide Price **£124,240**

- Two bedroom apartment
- Main bedroom with en-suite
- Kitchen with integrated appliances
- Open plan living room/kitchen
- Off road parking
- Cul-de-sac location
- West Suffolk Council tax band B
- Gas central heating
- Great transport links to the A11 and A14
- Shared Ownership - on market at 77.65%



**THYME CLOSE, RED LODGE** Offered to market is this two bedroom, ground floor flat. The property provides open-plan living room/kitchen, main bedroom with en-suite, second bedroom and main bathroom. Allocated parking sits at the front of the property, with communal bike shed also available. This is a shared ownership property, offered to the market at a 77.65% share.

**ENTRANCE HALL** With wood effect flooring, pendant lighting and full-size storage cupboard.



**LIVING/DINING ROOM** 14' 4" x 13' 8" (4.37m x 4.17m) With patio doors to juliette balcony at rear of property, wood effect flooring, pendant lighting and window to front.

**KITCHEN** 7' 2" x 6' 8" (2.18m x 2.03m) A range of grey wall and base units, with wood effect countertop and stainless-steel sink unit. The integrated appliances include fridge freezer, oven, gas hob and extractor, with space and plumbing for washing machine. With wood effect flooring, recessed lighting and window to rear.



**BEDROOM ONE** 8' x 11' 10" (2.44m x 3.61m) Double bedroom with built in storage, wood effect flooring, pendant lighting and window to front.

**ENSUITE** Three piece suite comprising single shower enclosure, pedestal hand basin and W/C. With tiled flooring and recessed lighting.

**BEDROOM TWO** 7' x 11' 10" (2.13m x 3.61m) With patio doors to juliette balcony, wood effect flooring and pendant lighting.

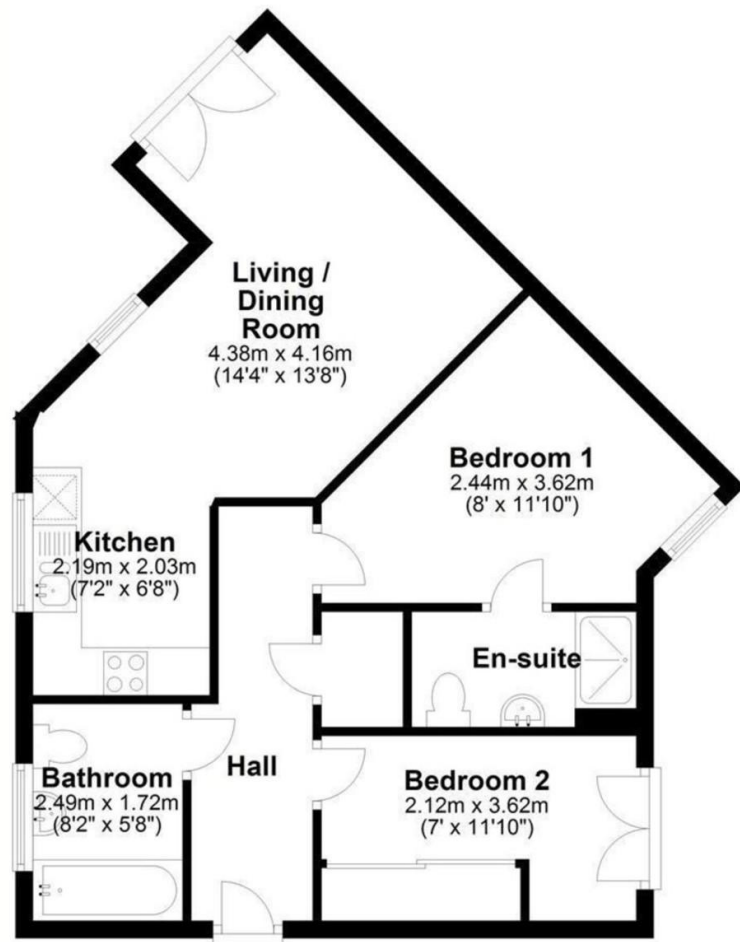
**BATHROOM** 8' 2" x 5' 8" (2.49m x 1.73m) Three-piece suite comprising panelled bath, with shower over, pedestal hand basin and W/C. With tiled flooring, recessed lighting and window to rear.

**OUTSIDE** Communal entrances with intercom systems at the front and rear of the building. To the front of the property one allocated parking space, with communal bike store.

**AGENTS NOTES** Shared ownership property - guide price reflects a 77.65% share, with a rent of £160 pcm.

Service charge is £126 pcm.





## COUNCIL TAX BAND

Tax band B

## TENURE

Leasehold

## LOCAL AUTHORITY

West Suffolk Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements