



Avocet Mews, Rendlesham Woodbridge IP12 2UA

welcome to

Avocet Mews, Rendlesham Woodbridge

This one bedroom ground floor flat, with allocated parking space and communal courtyard garden, would make an ideal first time purchase or buy to let investment.



Communal Entry

Front door to...

Living Space

18' 6" Max. x 13' Max. (5.64m Max. x 3.96m Max.)

Kitchen

Window to the side, sink with drainer and mixer tap, range of wall and base mounted units with worktop and upstand over, built-in oven, hob with extractor over, space for appliances.

Lounge

Window to the side, electric heater, inset ceiling spotlights, wood effect flooring.

Inner Hall

With access to...

Bedroom

8' 8" Max. x 10' 6" Max. (2.64m Max. x 3.20m Max.)

Window to the side, built-in wardrobes,

Bathroom

Bath with shower over, obscure glazed window to the side, low level WC with concealed cistern, wash hand basin with mixer tap and tiled splashback over, heated towel rail, airing cupboard, inset ceiling spotlights and extractor fan.



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welcome to

Avocet Mews, Rendlesham Woodbridge

- One Bedroom Ground Floor Flat
- Ideal First Time Purchase or Buy to Let
- Allocated Parking Space
- Open Plan Living Accommodation
- Bathroom

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 912.60

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBG109320 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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