



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

BAY TREE COURT, RENDLESHAM, IP12 2AH

TENURE : LEASEHOLD

GUIDE PRICE £175,000

- First Floor Flat
- Underfloor Heating
- Double Glazed
- Two Double Bedrooms
- Solar Panels
- Allocated Parking

THE ACCOMMODATION



Communal Entrance Hall

With secure entry point and stairs up to the first floor, where there is a private entrance door in to the...

Hallway

With doors to...

Living Area 19' 10" x 15' 4" (6.05m x 4.67m)

A spacious, open plan living area with a fitted kitchen comprising a good range of wall and base cabinets, work surfaces, built-in electric oven, hob and cooker hood, inset sink/drainage unit. There's plenty of space for a dining table and lounge area, there's dual aspect windows and a Juliet balcony.



Bedroom One & En-Suite 14'1" x 10'9" (11'9" x 9'1")

A double bedroom with En-Suite Shower Room fitted with a shower enclosure, wash basin and WC.



Bedroom Two 10' x 9' 6" (3.05m x 2.90m)

Another good double bedroom with built-in wardrobes.

Bathroom

Fitted with a WC, wash basin and panelled bath with shower over.

Outside

The property has communal garden with lawn, mature trees and fencing to the boundaries.

LEASE INFORMATION

TO FOLLOW

THE PROPERTY & LOCATION

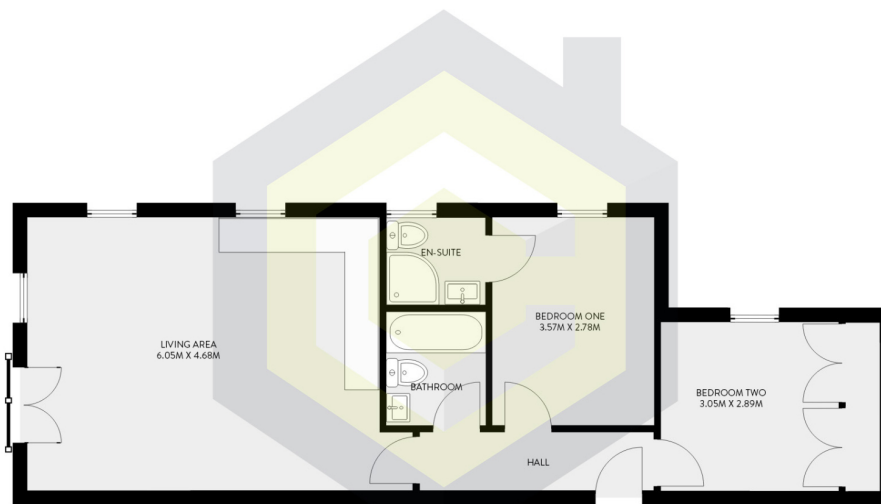
A spacious and well-presented first floor apartment within a popular location. There's a generous open plan living area, two bedrooms, en-suite and bathroom, secure entry, allocated parking, and gas central heating.

Rendlesham is situated approximately six miles from the riverside town of Woodbridge and offers a good level of amenities including a convenience store, NHS Dental Practice and regular bus service in to Woodbridge. There is a modern primary school, (rated Good by Ofsted), and nearby Rendlesham Forest offers beautiful natural surroundings and pleasant walks. To the north, along the coast, Aldeburgh is approximately 15 minutes by car.



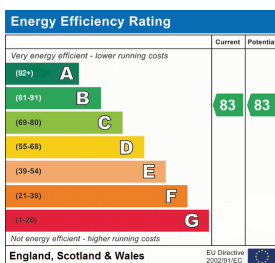
TO ARRANGE A VIEWING OF THIS PROPERTY OR

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



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

CORNERSTONE



Address: Rendlesham, IP12

Council Tax Banding : A

Service Charge: 1720 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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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