

Old Maltings Court, Old Maltings Approach | Melton | Woodbridge | IP12 1AE

Offers In The Region Of

MORTIMERS
OF WOODBRIDGE

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- Secure Communal Entrance
- A Short Walk into Woodbridge Town Centre
- Allocated Parking Space

Full Description

Mortimers of Woodbridge are pleased to offer for sale this attractive one-bedroom apartment, occupying a second-floor position within the established Old Maltings Court development, just a short walk into Woodbridge.

The property offers well-balanced accommodation, which is both practical and naturally bright, making it an ideal choice for those seeking a manageable home within easy reach of the town. Residents enter the development through a secure communal entrance, with an intercom system providing controlled access. A lift and staircase serve the various floors, making the apartment easily accessible.

Entrance Hall

The private entrance hall provides a useful central point from which the accommodation is accessed. Built-in storage is incorporated into the hallway, including a useful airing cupboard, providing valuable additional household storage.

















Living Room

12'11 x 11'6 (3.66m x 3.35m)

A particularly appealing feature of the apartment is the generously proportioned sitting/dining room, which enjoys windows to two elevations.

The double aspect arrangement allows plenty of natural light into the room and creates a comfortable setting for both everyday living and entertaining, with sufficient space for defined seating and dining areas.

Kitchen

13'7 x 6'4 (3.96m x 1.83m)

The kitchen is positioned separately from the main living accommodation and has been fitted with a good selection of storage cupboards and drawers beneath roll-top work surfaces, complemented by matching wall units.

Integrated within the worktops is a sink with mixer tap, while further appliances include an electric hob, extractor and oven.

There is additional provision for a washing machine/tumble dryer and fridge/freezer.

Bedroom

11'10 x 8'5 (3.35m x 2.44m)

The bedroom is a well-sized double room with a front-facing window providing plenty of natural light. A fitted wardrobe with sliding doors offers useful built-in storage, whilst the remaining floor space allows flexibility for further bedroom furniture or the creation of a dedicated workspace.

Bathroom

6'11 x 5'8 (1.83m x 1.52m)

The bathroom is fitted with a white suite incorporating a panelled bath with shower attachment, wash hand basin and WC.

Outside & Parking

One allocated parking space is included with the apartment and is conveniently positioned close to the building.

There is also additional parking available for visitors.

The development itself is surrounded by established communal gardens which are maintained for the benefit of residents.

Further facilities include a secure bicycle store and designated communal bin storage.

Additional Information

The apartment is double glazed and benefits from electric heating, together with a hardwired smoke detection system.

The combination of lift access, secure entry, allocated parking and well-maintained communal areas makes Old Maltings Court a particularly convenient setting.

Location

The property is located in Melton, an established and popular residential area adjoining Woodbridge. Woodbridge town centre is within comfortable walking distance and provides a wide variety of shops, cafes, restaurants and everyday facilities, whilst the surrounding area offers a wealth of countryside and leisure opportunities.

The property is leasehold with approximately 102 years remaining on the 125-year lease which commenced in 2003.

The current service charge is £1,724.96 per annum, with a ground rent of £125 per annum.





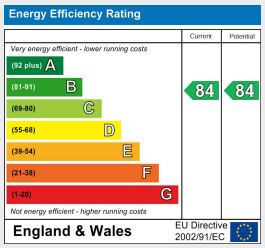




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band **B**

EPC Rating **B**



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