



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

SUFFOLK PLACE, WOODBRIDGE, IP12 1XB

TENURE : LEASEHOLD

GUIDE PRICE £190,000

- Two Bedroom Retirement Flat
- Shower Room
- No Onward Chain
- Upper Ground Floor
- Living Room & Modern Kitchen
- Lift & Communal Areas

THE ACCOMMODATION



Communal Entrance

There are multiple entrances to the building; from the front (Thoroughfare), and the rear (Sutton Close), that all lead in to the main entrance hall with access to the manager's office, the communal lounge area, and to the hallways with access to the lift and stairwells, and the lower ground floor has a laundry room.

Private Entrance Hall

With storage cupboards and access to...



Living Room 4.58m x 3.42m (15' x 11' 3")

With dual aspect windows and open to the...

Kitchen 3.41m x 1.80m (11' 2" x 5' 11")

Fitted with a range of wall and base units, roll-edged work surfaces, electric oven, hob and cooker hood, inset sink/drain unit, tiled splashbacks and window to side aspect.



Bedroom One 3.55m x 3.33m (11' 8" x 10' 11")

A double room with built-in wardrobe and window to rear aspect.

Bedroom Two 3.54m x 2.08m (11' 7" x 6' 10")

With window to rear aspect.

Shower Room

Fitted with a large shower enclosure, WC and wash basin.

Outside

There are some communal grounds with planting beds, seating areas and parking on a first-come-first-served basis.

Lease Details

The lease has approximately 86 years remaining and the ground rent and service charge equates to around £3500 per year.

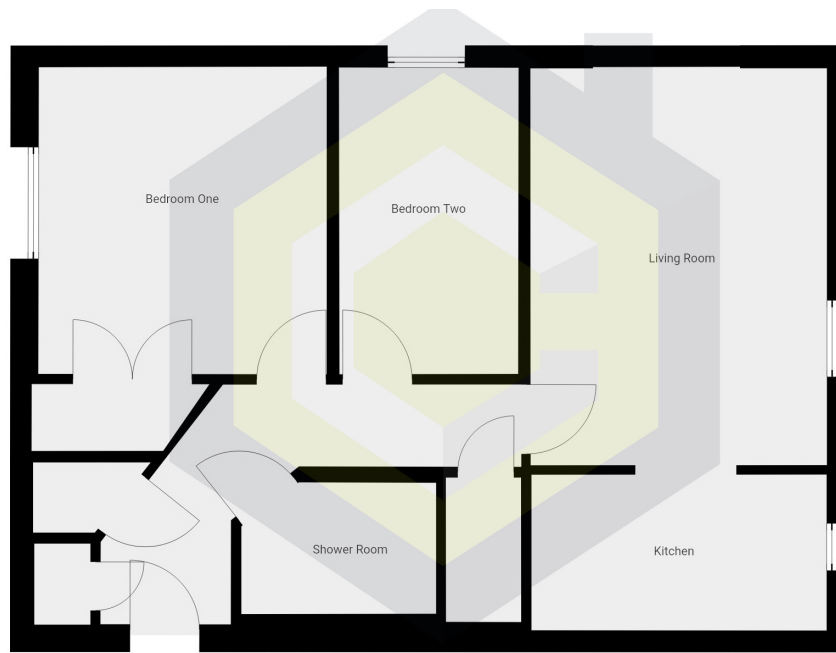
THE PROPERTY & LOCATION

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



Council Tax Banding : C

Service Charge: 3500

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