



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

AVOCET MEWS, RENDLESHAM, IP12 2UA

TENURE : LEASEHOLD

GUIDE PRICE £110,000

- Popular Location
- Electric Heating
- Allocated Parking
- One Bedroom
- Double-Glazed Windows



Living Area 5.65m x 4.00m (18' 6" x 13' 1")

An open plan living area combining lounge and kitchen area. The kitchen has a range of wall and base cabinets, work surfaces, inset sink/drainage unit, plumbing for washing machine, electric oven and hob.

Bedroom One 3.95m x 2.67m (13' x 8' 9")

A double bedroom with window to rear aspect.



Bathroom

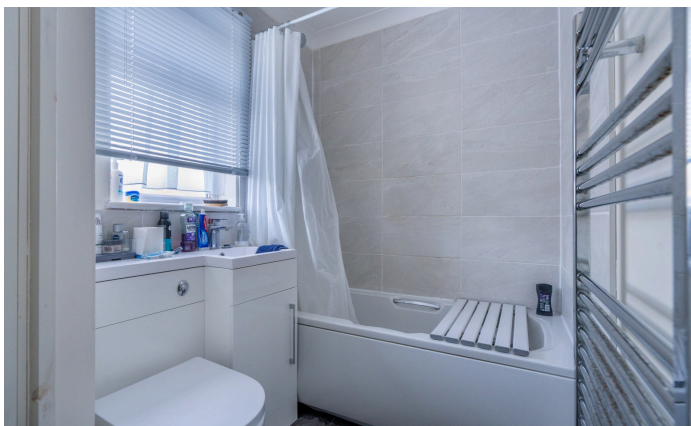
Fitted with a panelled bath, WC and wash basin.

Outside

There are communal grounds, mainly paved with planting beds, and an allocated parking space.

Lease Details

Approximately 960 years remain. Ground Rent: £50 per year... Service Charge: £76.05 per month (2024 figures)



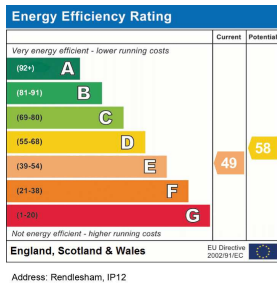
THE PROPERTY & LOCATION

A ground floor flat situated in a popular location. The property offers excellent opportunity for a first time buyer or investment and comprises a communal entrance hall, an open plan living area, double bedroom and a bathroom. There's double-glazed windows, electric heating and allocated parking.

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



Council Tax Banding : A

Service Charge: 960 pa

We understand from our vendor that the property is connected to mains electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



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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