

Flat 6, 7 Gobbitts Yard, Woodbridge, IP12 1DD



**Leasehold**

Guide Price

**£190,000**

Subject to contract

**2** bedrooms  
**1** reception room  
**1** bathroom



A top floor apartment with great potential and stunning views over Woodbridge town towards the River Deben.



# Some details

## General information

Located in a fantastic central position within the Thoroughfare is this three bedroom top floor apartment benefiting from parking and stunning views.

As you enter the apartment you come to a spacious hallway which gives access to the rest of the accommodation. The kitchen has been fitted with a variety of eye level and base units, a sink basin and drainer and a window to the rear. There is also a gas hob with extractor fan over and a space for a fridge freezer and a washing machine.

The living room is a great open space with double doors and windows onto the balcony which offers far reaching views over Woodbridge and beyond. There is also a stair flight which leads to a mezzanine level from which an additional room and a store room can be accessed.

Opposite the living room is the bathroom which has been fitted with a vanity unit and wash basin, a low level w/c and a bath with a mixer shower tap. Both bedrooms on the ground floor have been fitted with integrated wardrobes and bedroom one has a window to the rear aspect.

## Kitchen

15' 0" x 5' 3" (4.57m x 1.6m)

## Living room

13' 3" x 10' 11" (4.04m x 3.33m)

## Bathroom

7' 11" x 5' 10" (2.41m x 1.78m)

## Bedroom one

11' 4" x 10' 6" (3.45m x 3.2m)

## Bedroom two

11' 10" x 8' 1" (3.61m x 2.46m)

## Additional room

11' 6" x 11' 4" (3.51m x 3.45m)

## Store

11' 8" x 2' 0" (3.56m x 0.61m)

## The outside

The property is accessed via a communal doorway which is located next to John Olivers hairdressers in Gobbitts Yard. The communal entrance hall gives access both to the front and rear of the apartment block, and has a stair flight to all floors. Vehicular access for parking can be found via a lane just off the Thoroughfare, which leads round the back of the apartment block.

## Where?

The property lies within Woodbridge market town and is conveniently positioned within walking distance of local amenities and the River Deben. There are train stations at both Woodbridge and Melton, leisure centre, doctors surgery and schools in both state and private sectors. Southwold and Aldeburgh are within a reasonable drive.

## Important information

Council Tax Band - C

Services - We understand that mains water, drainage, and electricity are connected to the property.

Tenure - Leasehold

EPC rating - D

Original start of lease – 29<sup>th</sup> September 1982 for 99 years

Ground rent - £100 pa

Service charge - £1,100 pa

## Agents note

Any intending viewers or purchasers are advised of the following: An EWS1 form ( External Wall Survey) may be recommended for certain apartment buildings dependant on issues such as the height of the structure, the positioning of balconies and composition of any external cladding. Fenn Wright have not undertaken any such assessment in respect of this particular property and this note has been added to all flats being offered for sale throughout our business as appropriate general guidance. We recommend that potential purchasers seek advice from their solicitor and an independent Chartered Surveyor before committing to a purchase.

## Directions

On foot, leaving our Woodbridge office proceed along Quayside and turn left onto Brook Street, follow this road down to the Thoroughfare turning left and then left into Gobbitts Yard where the access for the property will be found.

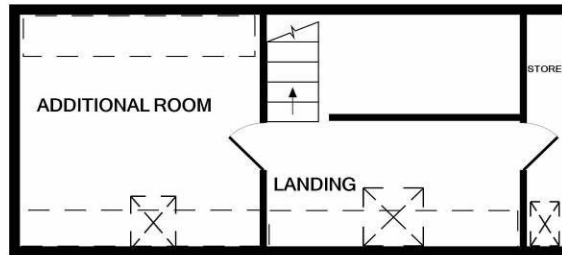
## Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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GROUND FLOOR



1ST FLOOR

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