

33 Tanyard Court, Station Road, Woodbridge, IP12 4JE



2 bedrooms
1 reception room
1 bathroom

Leasehold

Guide Price

£169,950

Subject to contract
Retirement apartment

Some details

General information

Close to the town centre and local amenities is this two bedroom first floor retirement apartment offered for sale to the over 55's.

The property is offered for sale with no onward chain and inside the accommodation comprises of a communal entrance hall with stairs to the first floor. A door leads into the private hallway where there is storage cupboard and separate airing cupboard. There are two bedrooms one with fitted wardrobes. The lounge/diner has double aspect windows and the kitchen comprises of cream units with worktops over, integrated double oven, hob and extractor fan and integrated washing machine. The bathroom comprises of a panel bath with shower over, low level W.C and a pedestal wash hand basin.

Entrance hall

Kitchen

9' 3" x 8' 9" (2.82m x 2.67m)

Lounge/diner

13' 10" x 12' 6" (4.22m x 3.81m)

Bedroom one

10' 9" x 9' 2" (3.28m x 2.79m)

Bedroom two

9' 4" x 6' 5" (2.84m x 1.96m)

Bathroom

To find out more or book a viewing

01394 333346

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The outside

The communal gardens are pleasantly landscaped and provide areas of open space between the properties. There are communal car parking areas with access from Station Road.

Important information

Council Tax Band - C

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

Tenure - Leasehold - 99 year lease commenced September 1988

Ground rent - £262 pa

Service charge - £2,427 pa

The above charges are for the current year and maybe subject to change

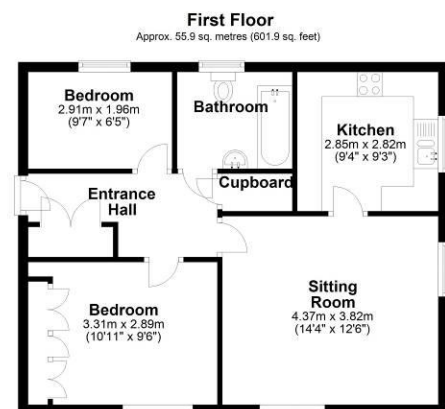
EPC rating - C

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

Proceed along Quayside and onto Station Road, after passing the leisure centre turn left into Tanyard Court where the property will be found further along on the left hand side.



Total area: approx. 55.9 sq. metres (601.9 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.