



Ipswich Road | Woodbridge | IP12 4BF

O.I.E.O £150,000 Leasehold

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estate agents

Clarkson Court, Ipswich Road, Woodbridge, IP12 4BF

An ideal opportunity to purchase this over 60's retirement one bedroom first floor apartment located to the rear of the main block overlooking communal gardens and woodland. The property is positioned next to Framfield House doctors surgery and ideally situated for bus services and a short walk into Woodbridge town centre for local shops and restaurants. The apartment comprises: Entry hall, L shaped lounge/dining, fitted kitchen, bedroom and bathroom. Benefits also include a communal lounge, lifts to all floors, refuse storage, laundry room and parking (not allocated). There is NO ONWARD CHAIN.



COMMUNAL ENTRANCE HALL

Doors into communal entrance hall, stairs and lifts to all floors, door into apartment on first floor.

ENTRANCE HALL

Carpeted flooring, pull cord emergency call system, Dimplex duo heater, storage cupboard with with electric meter and fuse board, doors to lounge/dining, bedroom and bathroom.



LOUNGE/DINING

17' max x 14' max (5.18m x 4.27m) L shaped, carpeted flooring, Dimplex duo heater, coal effect electric fire with wood surround, double glazed windows to side aspect with view over communal gardens and woodland, double doors into kitchen.

KITCHEN

8' max x 5' max (2.44m x 1.52m) Modern fitted kitchen comprising matching eye level and base units with roll edge work tops, 4 ring AEG electric hob, wall oven and built in microwave, integral fridge & freezer, extractor fan, double glazed window to side aspect with views of communal garden and woodland.



Ground Floor

Approx. 46.8 sq. metres (503.8 sq. feet)



Total area: approx. 46.8 sq. metres (503.8 sq. feet)

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

BEDROOM

12' x 8' (3.66m x 2.44m) Carpeted flooring, Dimplex panel heater, double glazed window to side aspect with views over garden and woodland.

BATHROOM

8' max x 7' max (2.44m x 2.13m) Carpeted flooring, low level WC, wash hand basin with cupboards under, bath with shower over (off the mains) floor to ceiling tiled walls, Dimplex wall heater, heated towel rail, shaver light, extractor fan, pull emergency call, airing cupboard housing hot water tank.

INFORMATION ABOUT CLARKSON COURT

The property is accessed via a secure entry system. There is lift and stairs to all floors, a communal lounge where regular events are held, laundry room on ground floor, refuse and recycling store, external seating areas, house manager during office hours, guest suite available to hire cost to be confirmed, parking spaces for apartments but not allocated.

LEASE DETAILS

125 year lease of which 111 years remaining.
Service charge £181.10 which is paid monthly Total £2,173.20 PA

Ground rent £212.50 six monthly Total £425.00 PA

Service charges include the following:

- Water and sewage
- Buildings insurance
- Gardening of grounds
- Window cleaning (external)
- Upkeep of communal area's
- Redecoration fund of shared area's
- Servicing of lifts
- Maintenance of communal lounge, laundry room, waste room and corridors

COUNCIL

East Suffolk Council
Council tax band (C) £1,671.00

CAR PARKING

We understand parking is available but not allocated.

Clarkson Court
Ipswich Road
WOODBRIDGE
IP12 4BF

Energy rating

B

Valid until: **23 July 2032**

Certificate number: **2001-1263-4020-8306-7121**



VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH

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