

24 Suffolk Place, Woodbridge, IP12 1XB



**Leasehold**

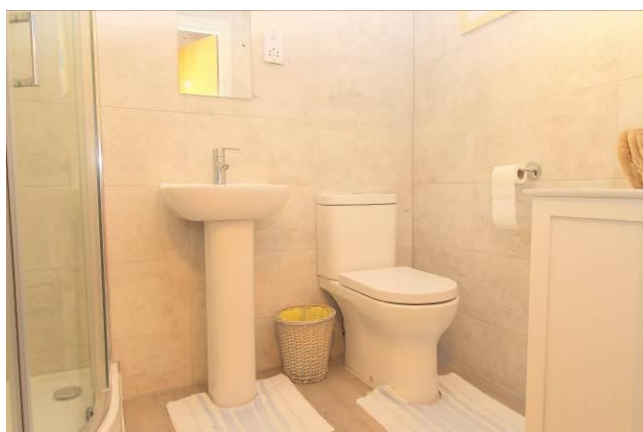
Guide Price

**£130,000**

Subject to contract

1 bedroom  
1 reception room  
1 bathroom





A well-presented first floor retirement apartment located in central Woodbridge, just a stone's throw from the Thoroughfare.

## Some details

### General information

Offered for sale to the over 55's is this well-presented first floor retirement apartment located in central Woodbridge, just a stone's throw from the Thoroughfare.

The property is accessed via a secure entry system which leads into the communal lounges, with a front and rear entrance.

The front door opens into the hallway which has two cupboards, one of which houses the hot water tank. To the right is the shower room, which has a low level wc, a wash hand basin and a shower cubicle. The bedroom has a window to the front aspect, and benefits from a built in wardrobe. The sitting/dining room has a front aspect with a window looking out towards Woodbridge town. An opening from the sitting room leads into the kitchen, which has been fitted with a variety of eye level and base units with worktops over and an inset sink and drainer. There is space for a fridge and freezer and an electric oven with hob and extractor fan over.

### Shower room

7' 06" x 4' 10" (2.29m x 1.47m)

### Bedroom

14' 0" x 9' 02" (4.27m x 2.79m)

### Sitting/dining room

16' 10" x 10' 01" (5.13m x 3.07m)

### Kitchen

7' 09" x 6' 10" (2.36m x 2.08m)

### Outside

The property can be accessed via the front or rear of the building using an electronic entry system. Residents have access to an area for parking and there is also a visitor's parking area as well as storage and charging facilities for mobility scooters (subject to agreement and availability of space). The resident's lounge and garden provide an opportunity to mix with other residents and there are two guest rooms which can be booked through the manager.

### Location

Suffolk Place is situated a short stroll away from the Thoroughfare where there is a range of shops, cafes and restaurants. The historic town of Woodbridge offers numerous facilities including medical centres, cinema, swimming pool and has its own railway station with links to the county town of Ipswich and its mainline railway service to London Liverpool Street.

### Important information

Council Tax Band - B

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

Tenure - Leasehold, 125 years from 1987.

Service charge and ground rent - £218pcm

EPC rating - TBC

Our ref - PJR/JED

Lease details - Subject to confirmation from the management company.

### 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

From our Woodbridge office, proceed along Quayside onto Lime Kiln Quay Road where Suffolk Place can be found on the right hand side.

### Further information

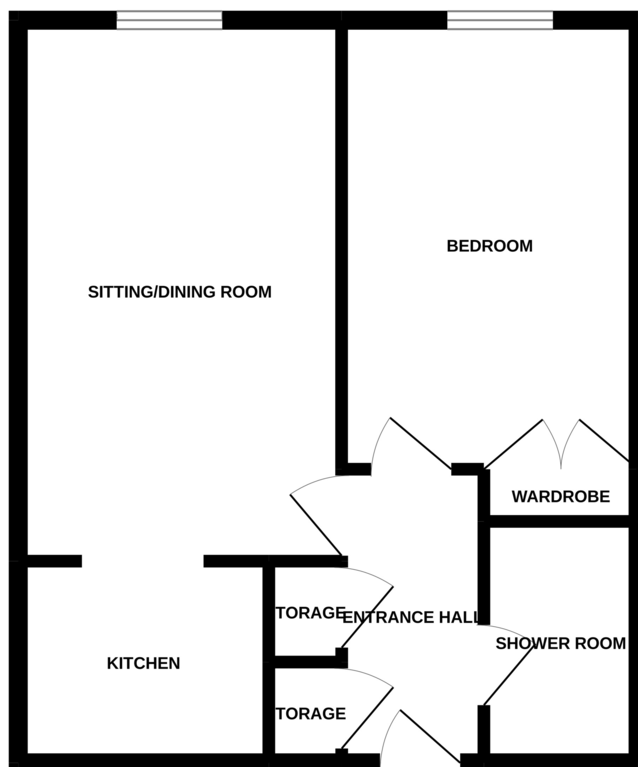
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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### Viewing

To make an appointment to view this property please call us on 01394 333346.

GROUND FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 446 sq.ft. (41.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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To find out more or book a viewing

**01394 333346**

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