

2 OAKLANDS REYDON
GUIDE PRICE £160,000 LEASEHOLD

“Oaklands Retirement Complex”

Entrance Hall Sitting Room/Diner Kitchen Shower Room

Two Bedrooms Conservatory

Single Garage

Recently Refurbished and Decorated

75 HIGH STREET SOUTHWOLD SUFFOLK IP18 6DS

01502 722065

THE PROPERTY

Number 2 is a terraced bungalow situated within the popular Oaklands retirement complex. The bungalow has been recently refurbished to all areas and consequently it is in extremely good order throughout.

The properties are grouped around the main house, which offers ongoing support such as upkeep of gardens and communal areas, maintenance and repair of external structures, comprehensive insurance of the buildings, upkeep of the common areas, window cleaning, regular re-decoration of the building exterior; restaurant facilities, cleaning and transport.

Potential purchasers must be over the age of 55. Main benefits include light and airy accommodation, double glazed windows and doors, a garage and pleasant communal gardens. The accommodation comprises a storm porch, entrance hall, sitting room with dining area, kitchen, two bedrooms, shower room and conservatory. There is a single garage with power and lighting located just a short distance from the property. The gardens are communal, the cost of maintaining them is covered by the service charge.

LOCATION

Number 2 is situated within the Oaklands retirement complex, just a half mile from the ever popular town of Southwold.

A wide range of services are provided from the main house at an additional cost, including a courtesy bus, meals, hairdressing and other social events.

Oaklands provides an idyllic setting for retirement. The wooded site has been carefully developed in order to retain as many mature trees as possible.

The beauty of the site, the high standard of accommodation and the proximity of Southwold combine to make Oaklands a development made for contented retirement.

The accommodation in more detail comprises:

ACCOMMODATION

A double glazed entrance door beneath a storm porch opens to the:-

ENTRANCE HALL

With electric storage heater; built in shelved airing cupboard housing the hot water cylinder; telephone point; coving; loft access hatch; two ceiling light points; fitted carpet; door to:-

SITTING ROOM/DINER

15ft x 10ft 10in.

4.57m x 3.30m

Double glazed window to front aspect; storage heater; fireplace housing an electric flame effect fire; TV point; two wall light points; ceiling light point; fitted carpet.

KITCHEN

9ft 9in x 7ft 2in.

2.97m x 2.18m

Double glazed window to rear aspect; 1½ bowl sink with mixer tap; a good range of white colour base and wall mounted units; work surfaces and tiled splash backs; built in stainless steel oven; inset hob with integrated extractor fan over; integrated fridge/freezer and integrated washing machine; plumbing for slim line dishwasher; recessed ceiling lights; coving; ceramic tiled flooring with under floor heating.

BEDROOM 1

13ft 11in x 9ft 3in.

4.25m x 2.18m

Double glazed French doors which open to the conservatory; built in wardrobe cupboards with storage over; TV point; wall light point; ceiling light point; coving; fitted carpet.

CONSERVATORY

10ft x 6ft 11in.

3.05m x 2.10m

Double glazed to three aspects on a brick plinth with polycarbonate roofing; doors to communal garden and sitting area; electric panel heater; two wall light points; TV point; ample power points; under floor heating.

BEDROOM 2

10ft 7in x 7ft 2in.

3.23m x 2.18m

Double glazed window to front aspect; ceiling light point; coving; fitted carpet.

SHOWER ROOM

7ft 3in x 6ft 2in.

2.22m x 1.86m

Double glazed window to rear aspect; corner cubicle with wall mounted shower; vanity style wash basin; low level toilet; bidet; extractor fan; wall mounted electric heater; towel radiator; ceiling light point; fully tiled walls; ceramic tiled flooring with under floor heating.

OUTSIDE

To the front of the property and beneath the storm porch is a useful cupboard for bin storage or garden tools.

The single garage with power, lighting and electric up and over door is situated a short distance from the bungalow.

At the rear of the property is a paved sitting area.

The communal gardens are looked after and maintained under the annual service charge.

LOCAL AUTHORITY

East Suffolk Council

ENERGY PERFORMANCE RATING

D

BANDING

D

SERVICE CHARGE

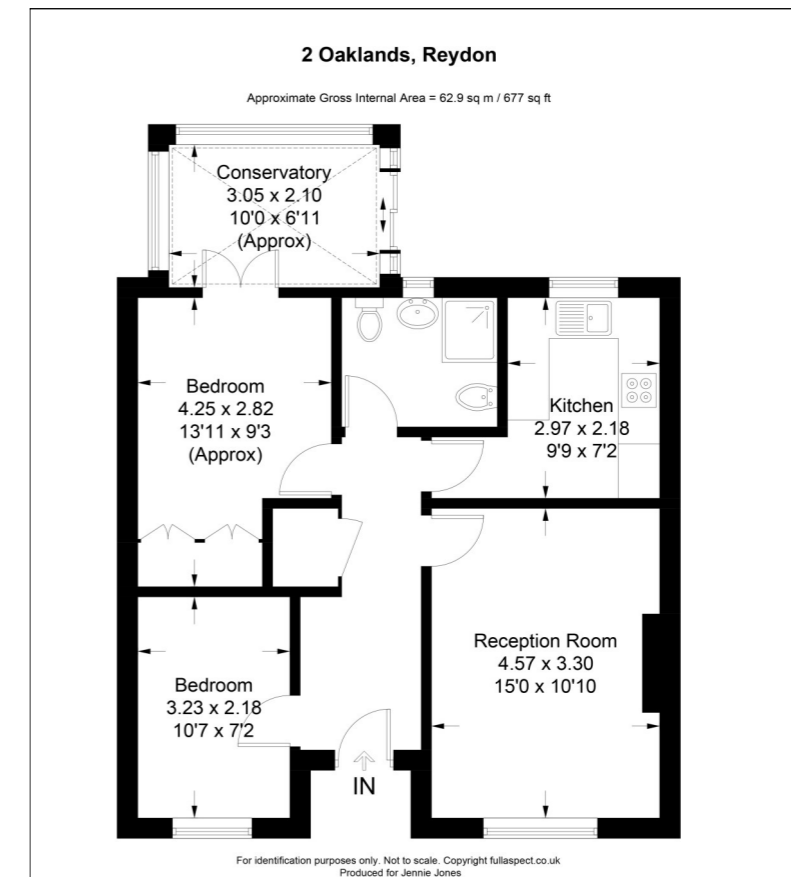
There is an annual service charge of approximately £1380.00

SERVICES

We understand mains water, electricity and drainage are connected.

VIEWING

Strictly through our Southwold office - please telephone (01502) 722065.



Measurements and details are for guidance purposes only and their accuracy should be checked by an intending purchaser. Where applicable, central heating systems, gas/electrical installations, plumbing etc, have not been checked by this office