



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

WOODBIDGE, SUFFOLK, IP12

TENURE : LEASEHOLD

GUIDE PRICE £155,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

THE ACCOMMODATION



Communal Entrance Hall

There are three entrances to the building; from the front (Thoroughfare), and two to the rear (Sutton Close), that lead in to the main entrance hall (and one to the lower ground floor) with access to the manager's office, the communal lounge area, and to the hallways with access to the lift and stairwells, and the lower ground floor which has a laundry room.

Private Door In To Entrance Hall

With three large built in cupboards (one housing the hot water cylinder), electric heater and doors to...

Living Room 4.04m x 3.43m (13' 3" x 11' 3")

With sash style window to the side, electric heater, open plan to...

Kitchen 3.42m x 1.65m (11' 3" x 5' 5")

Fitted with a range of wall and base units with inset sink and drainer, built in oven and hob and space for fridge/freezer.

Bedroom One 3.27m x 3.01m (10' 9" x 9' 11")

A double bedroom with built in double wardrobe, electric heater and window to side.

Bedroom Two 3.01m x 2.08m (9' 11" x 6' 10")

Window to side and electric heater.

Shower Room

Walk in shower cubicle, pedestal wash basin and close coupled WC

Outside

There are some communal grounds with planting beds, seating areas and parking on a first-come-first-served basis.

Lease Details

The lease has approximately 89 years remaining and the ground rent and service charge equates to around £3320 per year.



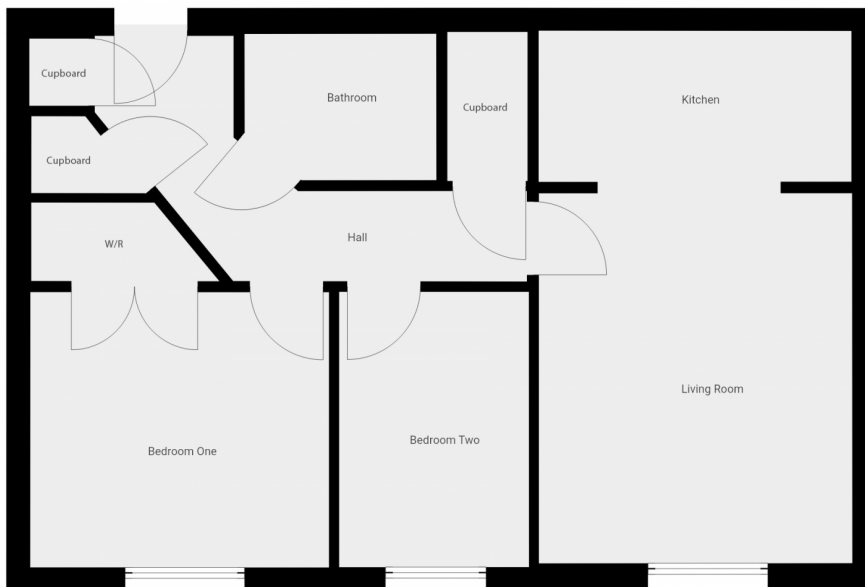
THE PROPERTY & LOCATION

A first floor retirement apartment for residents of 55 years and over. The property has a fitted kitchen and shower room and is available with no onward chain. There is a communal residents lounge, launderette and on-site manager. Outside there are communal gardens and parking.

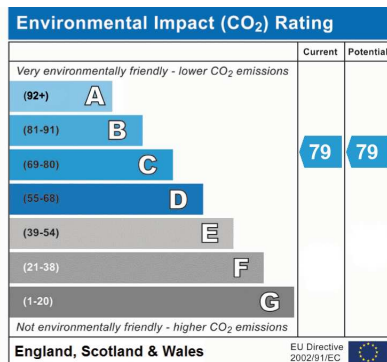
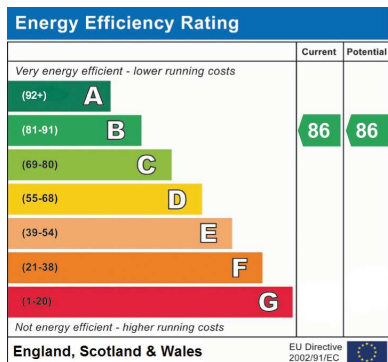
Situated right at the end of the Thoroughfare the flat has easy access to all local services and amenities, pubs, restaurants, Riverside Theatre & cinema and a short walk to the path alongside the River Deben taking you to the historic tide mill, marina and railway station with links via Ipswich to London Liverpool Street.



TO ARRANGE A VIEWING OF THIS PROPERTY OR
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



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- Two Bedrooms
- Shower Room
- Close To Town Centre

- Living Room & Open Plan Kitchen
- Built-in Wardrobes & Storage

Council Tax Banding : C

Address: Woodbridge, Suffolk, IP12



42 MARKET HILL, WOODBRIDGE, SUFFOLK, IP12 4LU
 T:01394 547000 E:WOODBRIDGE@CR-EA.CO.UK W:CR-EA.CO.UK
 CORNERSTONE RESIDENTIAL LTD IS A REGISTERED COMPANY IN ENGLAND & WALES
 REGISTERED NUMBER: 9421778
 REGISTERED OFFICE: 42 MARKET HILL, WOODBRIDGE, IP12 4LU