

6 Sutton Heights, Old Maltings Approach, Melton, Woodbridge, IP12 1EU



Share of Freehold

£190,000

Subject to contract
No onward chain

2 bedrooms
1 reception room
1 bathroom





Offered for sale with no onward chain and benefitting from lying just a short walk from Woodbridge town centre is this two bedroom ground floor apartment with off road parking.

Some details

General information

Situated conveniently within walking distance of Woodbridge town centre and the River Deben is this two bedroom ground floor apartment with off road parking. This property is well presented throughout and would make an ideal first time purchase or a holiday rental.

As you enter the property there are steps which lead up to the front door where there is an entry system for this apartment and the property upstairs. As you enter there is a communal entrance hall with a door leading into the apartments. The apartment itself has its own private hallway with doors leading to all principal rooms. Just to the left is the open plan kitchen/diner/sitting room, the kitchen area has been fitted with matching eye level and base units with worktops over, integrated dishwasher, oven and hob, fridge/freezer and washer/dryer this is all in good condition and we understand from the vendor that some of these white goods have been replaced recently. There are two bedrooms situated to the rear of the property and a family bathroom which has been fitted with a panel bath with shower over, low level W.C and a pedestal wash hand basin and there is a storage cupboard off of the hall.

Open plan kitchen/dining/living room

21' 1" x 11' 8" > 8' 9" (6.43m x 3.56m)

Bedroom one

12' 6" x 8' 9" (3.81m x 2.67m)

Bedroom two

10' 6" x 8' 3" (3.2m x 2.51m)

Bathroom

6' 4" x 5' 5" (1.93m x 1.65m)

The outside

There are steps leading to the front door where there is a secure entry system, there are also steps which lead down to the parking area where there is one off road parking space and further space for visitors on a first come first serve basis. Each flat also has its own under cover shed which provides further storage and is ideal for bicycles.

Where?

Sutton Heights is situated off Old Maltings Approach in Melton and within walking distance of Woodbridge town centre. Woodbridge offers a variety of shops, pubs and restaurants as well as a cinema, swimming pool/leisure centre and railway station with links to Ipswich and onto London Liverpool Street. Melton has a local Spar store and petrol station, a recreational ground with tennis courts, further shops and the popular Coach & Horses public house.

Important information

Council Tax Band - B

Services - We understand that mains water, drainage and electricity are connected to the property. There is also Aeroflow electric heating which can connect to wifi and be controlled from a mobile phone.

Tenure - Share of Freehold

EPC rating - C

Directions

From our Woodbridge office proceed along Quayside and into Lime Kiln Quay Road, at the traffic lights turn right onto the Thoroughfare. After passing the old council buildings on the right hand side take a right hand turning into Old Maltings Approach where Sutton Heights can be found on the left hand side.

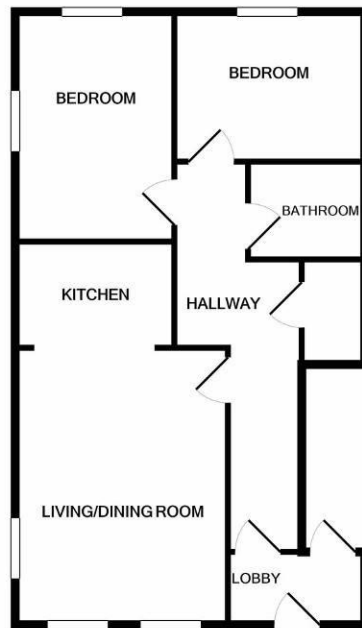
Further information

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



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To find out more or book a viewing

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Particulars for 6 Sutton Heights, Old Maltings Approach, Melton, Woodbridge, IP12 1EU

