



SUFFOLK PLACE, WOODBRIDGE

£120,000 Leasehold

Mortimers of Woodbridge are pleased to offer for sale this one bedroom ground floor apartment situated within the popular Suffolk Place, over 55's complex, located within walking distance of Woodbridges' bustling Thoroughfare, the River Deben and an array of essential local amenities.

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The apartment itself has been recently updated throughout and is offered with No Onward Chain.

COMMUNAL HALLWAY

Enter via external communal entrance door providing access to the apartments individual entrance door.

Once inside the property, the inner hallway has ample storage via cupboard and doors off to: Lounge, Bedroom and Shower Room.

LOUNGE

Double glazed window to front aspect, carpet flooring, wall mounted heaters, telephone point, archway through to Kitchen.

KITCHEN

Modern fitted kitchen with a range of base and eye level wall units, with worktop space over, single drainer sink unit. Part tiled walls, tiled flooring, space for free standing low level fridge, integrated oven with four ring hob above and extractor fan over. Emergency pull cord system.

BEDROOM

Double glazed window to front aspect, built in double wardrobe, carpet flooring. Emergency pull cord system.

BATHROOM

Three piece suite comprising low level WC, pedestal hand wash basin, walk in double shower cubicle with wall mounted shower, wall mounted fold away seat, part tiled walls and tiled floor.

Council Tax Band: B

Tenure: Leasehold

Parking options: Off Street

Garden details: Private Garden



GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.