



**Suffolk Place, WOODBRIDGE IP12 1XB**

**welcome to**

## **Suffolk Place, WOODBRIDGE**

Convenient for the town's shops, recreational amenities and train station is this well presented two bedroom retirement flat.

### **Entrance Hall**

Three storage cupboards, electric heater, wood effect flooring. Doors to...

### **Shower Room**

Fully tiled, suite comprising walk-in shower, low level WC, vanity wash hand basin with built-in mirror over, heated towel rail, electric heater, wood effect flooring,

### **Bedroom One**

14' x 8' 11" ( 4.27m x 2.72m )

Double glazed window to the front, 2 built-in wardrobes, electric heater, wood effect flooring,

### **Bedroom Two**

12' 9" x 7' 4" ( 3.89m x 2.24m )

Double glazed window to front, electric heater.

### **Lounge**

19' x 11' ( 5.79m x 3.35m )

Double glazed window to the front, electric heater, wood effect flooring, archway through to the...

### **Kitchen**

11' 11" x 6' 6" 10 ( 3.63m x 1.98m 10 )

Fitted with a range of wall and base mounted units, built-in mid height double oven, hob with extractor over, tiled splashback, sink and drainer, space for slimline dishwasher, wall heater.

### **Agent's Note**

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





***view this property online*** [williamhbrown.co.uk/Property/WBG109218](http://williamhbrown.co.uk/Property/WBG109218)



welcome to

## Suffolk Place, WOODBRIDGE

- Centrally Located
- Well Presented Accommodation
- Modern Fitted Kitchen
- Lift to all Floors
- Spacious Lounge with Views Over Nearby Park

Tenure: Leasehold EPC Rating: B

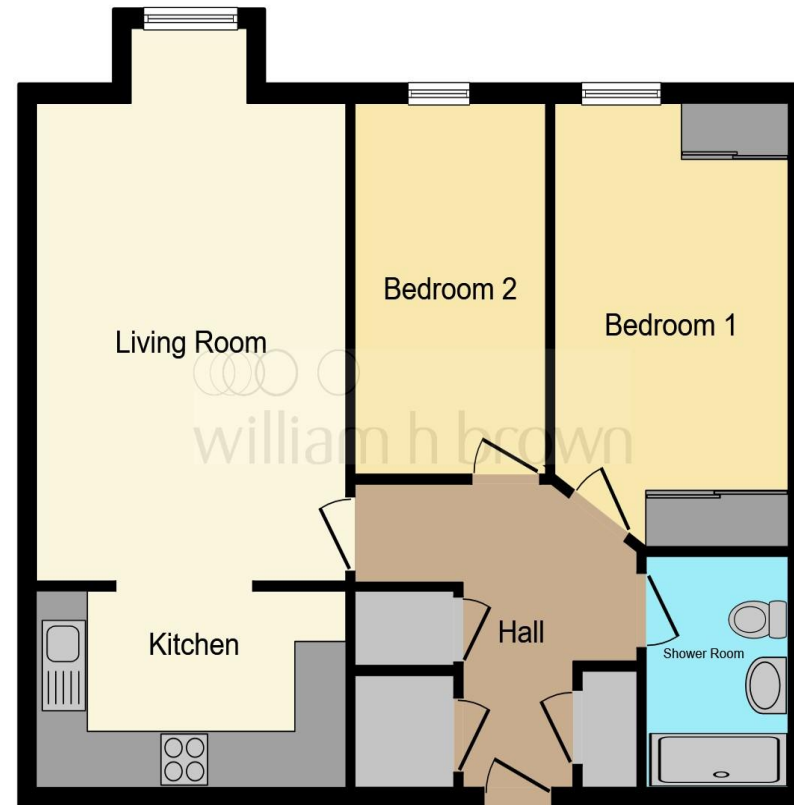
Council Tax Band: C Service Charge: 342.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 215 years from 01 Oct 1987.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£175,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**view this property online** [williamhbrown.co.uk/Property/WBG109218](http://williamhbrown.co.uk/Property/WBG109218)



Property Ref:  
WBG109218 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01394 380280**



[Woodbridge@williamhbrown.co.uk](mailto:Woodbridge@williamhbrown.co.uk)



16 Church Street, WOODBRIDGE, Suffolk, IP12 1DH



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**