

## Friars Court, Melton, Woodbridge



# MARKS & MANN



- OPEN-PLAN LIVING
- SEPARATE KITCHEN
- COMMUNAL GARDEN AREA
- POPULAR MELTON
- RAILWAY STATION WITH LINK TO IPSWICH, WITH AN ONWARD DIRECT LINK TO LONDON LIVERPOOL STREET
- STUDIO APARTMENT
- SHOWER ROOM
- ALLOCATED PARKING SPACE
- CLOSE TO LOCAL SHOPS AND AMENITIES
- EASY ACCESS TO A12



## Friars Court, Melton, Woodbridge

Fantastic OPEN-PLAN STUDIO APARTMENT in Melton, close to WOODBRIDGE with bedroom/living space, separate kitchen and shower room. The property also benefits from a COMMUNAL GARDEN AREA, as well as it's own ALLOCATED PARKING SPACE.

# MARKS & MANN

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**£100,000**

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## Communal entrance

External door with stairs up and door to:

## Entrance hall

Private entrance door through to the entrance hall with double doors to the airing cupboard, door to the shower room and door to open plan studio/living space.

## Shower room

Shower cubicle, hand wash basin and WC.

## Open-plan studio bedroom/living space

A large shelving unit (not to stay) has been cleverly positioned to divide the room into bedroom and living space areas. The bedroom area benefits from a window to front and also has a double built-in wardrobe. The living area also has a window to front with door to:

## Kitchen

Window to front, range of matching wall and base units with worktops over, sink, space for a freestanding cooker and fridge/freezer with space and plumbing for a washing machine.

## Important information

Tenure - Leasehold.

Services - we understand that mains electricity, water and drainage are connected to the property. Heating is via electric storage heater.

Council tax band A.

EPC rating TBC.

Our ref: SM/elr.

## The outside

There is an outside area, laid to lawn, which can be enjoyed by the owners of the apartment as well as one allocated parking space.

## Agents notes

Length of lease 195 years from 1 October 1982 so 153 years remaining as at the date of print.

## Location

Melton is a popular location, close to the market town of Woodbridge, and benefits from it's own shop, public house and train station with a link to Ipswich town, where you can change for an onward direct link to London Liverpool Street. The nearby town of Woodbridge offers fantastic sailing on the River Deben, along with array of shops, coffee houses, bars and restaurants.

## Directions

Using a SatNav, please use IP12 1RG as the point of destination.

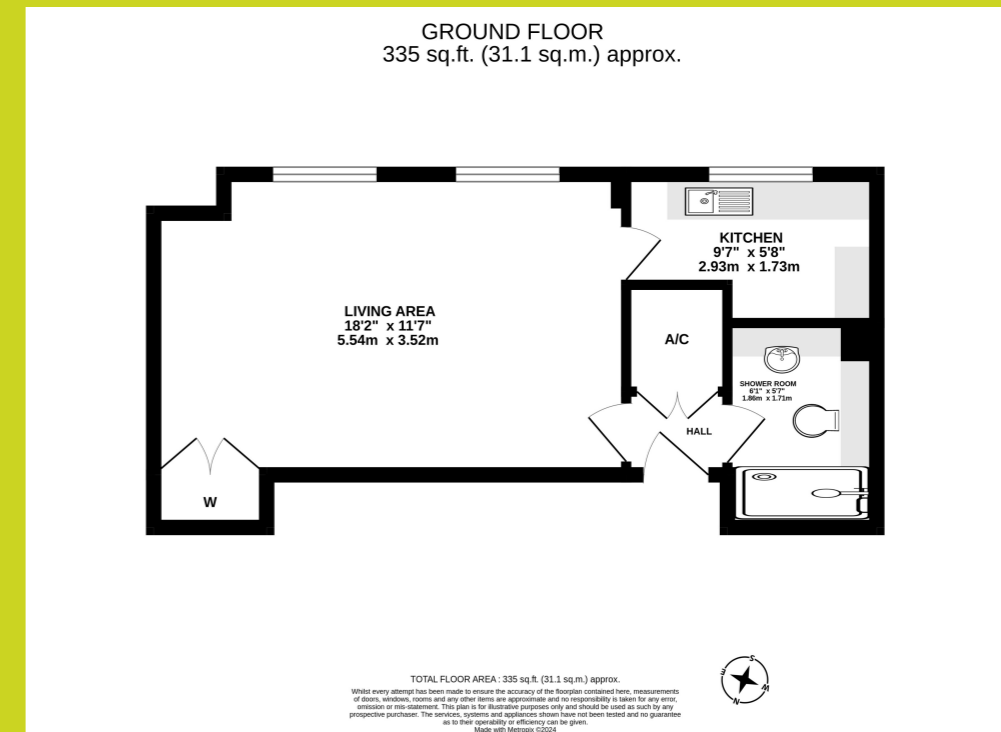
## Disclaimer

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New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

## 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 will be no delay in agreeing the sale.



The above floor plans are not to scale and are shown for indication purposes only.

