

Tanyard Court, Woodbridge, Suffolk



- WOODBRIDGE
- 24 HOUR EMERGENCY APPELLO CALL SYSTEM
- LEASE: 99 YEARS FROM 1988
- CLOSE PROXIMITY TO WOODBRIDGE TOWN CENTRE
- MINIMUM AGE 55
- DEVELOPMENT MANAGER
- NO ONWARD CHAIN
- EXCELLENT ACCESS TO LOCAL AMENITIES

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Offered for sale with no onward chain is this first floor two bedroom over 55's retirement apartment. The property comprises an entrance hall, lounge, kitchen, two bedrooms and bathroom.

There are communal garden areas around the building which make up Tanyard Court and there is a communal parking area.

Tanyard Court is a development of retirement flats in Station Road that was constructed by Rogers of Felixstowe and comprises 36 properties arranged over 2 floors. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system.

£165,000

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Communal Entrance Door

Leading to stairs to first floor with use of stair lift if required.

Apartment Entrance Door

Leading to:

Lounge

4.26m x 3.71m (14' 0" x 12' 2") UPVC double glazed window, electric heater.

Kitchen

4.27m x 2.22m (14' 0" x 7' 3") in to square bay 1.55m x 0.97m (5' 1" x 3' 2") Fitted with a range of wall and base units, electric oven and gas hob with cooker hood. Plumbing for a washing machine.

Bedroom One

3.98m x 2.69m (13' 1" x 8' 10") UPVC double glazed window.

Bedroom Two

3.03m x 2.07m (9' 11" x 6' 9") UPVC double glazed window.

Bathroom

2.68m x 1.89m (8' 10" x 6' 2") Shower Cubicle, washbasin and WC, heated towel rail.

Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

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.

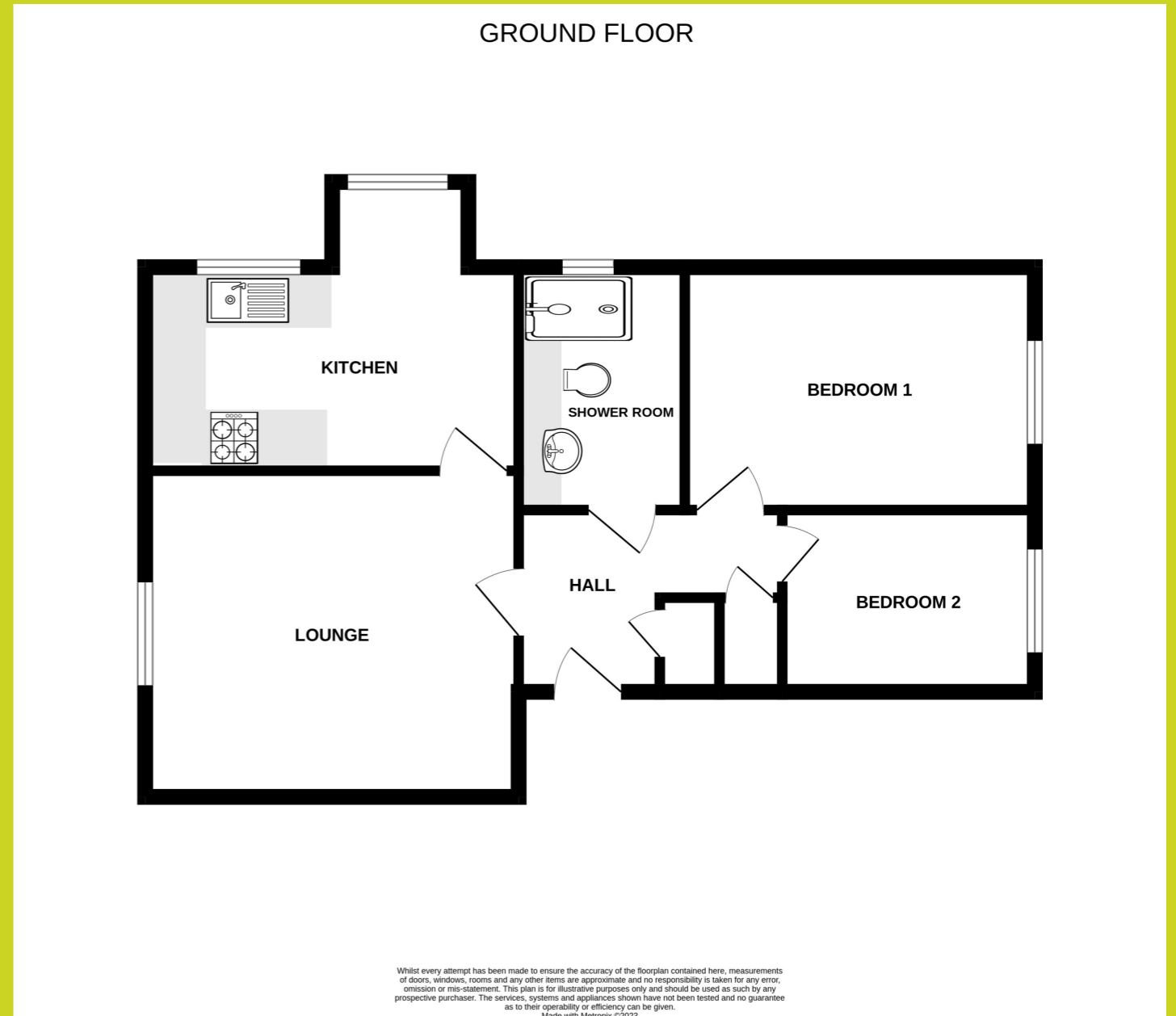
Useful Information

Please contact us if you require the postcode for this property to check the broadband speed in the area. You can visit: www.rightmove.co.uk/broadband-speed-in-my-area for this information.

Important Information

Council tax band - C
 Services - We understand that mains water, drainage and electricity are connected to the property.
 Tenure - Leasehold
 EPC - D

Lease length - 99 years from September 1988.
 The most recent ground rents and service charge up to 2023 have been:
 Ground rent - £262.08 per annum
 Service charge - £3,221.90 per annum



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

