

Aspen Court, Rendlesham, Woodbridge



MARKS & MANN



- *** NO ONWARD CHAIN***
- OPEN-PLAN KITCHEN/SITTING/DINING ROOM
- COMMUNAL GARDENS
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE
- IMMACULATE PRESENTED TOP FLOOR APARTMENT
- FANTASTIC, MODERN SHOWER ROOM
- ALLOCATED PARKING
- EASY ACCESS TO A12



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*** NO ONWARD CHAIN***

Located in popular RENDLESHAM VILLAGE is this IMMACULATEDLY PRESENTED, TOP FLOOR TWO BEDROOM APARTMENT with PARKING. Accommodation comprises entrance hall, OPEN-PLAN KITCHEN/SITTING/DINING ROOM, two bedrooms and a FANTASTIC, MODERN SHOWER ROOM. An early viewing is strongly advised to appreciate the QUALITY of ACCOMMODATION on offer and to avoid disappointment.

MARKS & MANN

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£155,000

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Communal entrance hall

Intercom secure entrance with stairs to the top floor and private door to:

Entrance hall

Access to airing cupboard and storage cupboard, with doors to the open-plan kitchen/sitting/dining room, both bedrooms and the shower room.

Open-plan kitchen/sitting/dining room

6.50m x 3.15m (21' 4" x 10' 4") Dual aspect room with window to side and French doors to front with Juliet balcony. The sitting room area has space for a comfy sofa/seating area with feature fireplace. The kitchen/dining room area has a range of matching base and eye level units with worktops over, breakfast bar, sink, built-under oven with hob and extractor over, space for fridge/freezer and space for a dishwasher.

Bedroom one

2.85m x 2.60m (9' 4" x 8' 6") Window to front, double fitted wardrobe.

En-suite / storage cupboard

Bedroom two

3.30m x 2.10m (10' 10" x 6' 11") Window to front, double fitted wardrobe.

Shower room

2.10m x 2.00m (6' 11" x 6' 7") Fantastic, modern shower room with shower cubicle, hand wash basin with storage, WC and heated towel radiator.

Outside

The apartment comes with one allocated parking space and access to a communal brick-built bin store and bike storage.

Important information

Tenure - Leasehold.
 Lease for a term of 999 years from the 10/6/2006, with 980 years remaining.
 Service Charge & Ground Rent - Charged half yearly at £709.56
 Services - we understand that, electricity, water and drainage are connected to the property. Heating is via a modern electric central heating system.
 Council tax band A.
 EPC rating C.
 Our ref: SM/elr.

Location

The village of Rendlesham is located approximately five miles from the popular market town of Woodbridge. Among its many amenities are a well-regarded primary school, nursery, shop, community centre, dentist and a doctor's surgery, There are local parks and there is a strong sense of community.

Directions

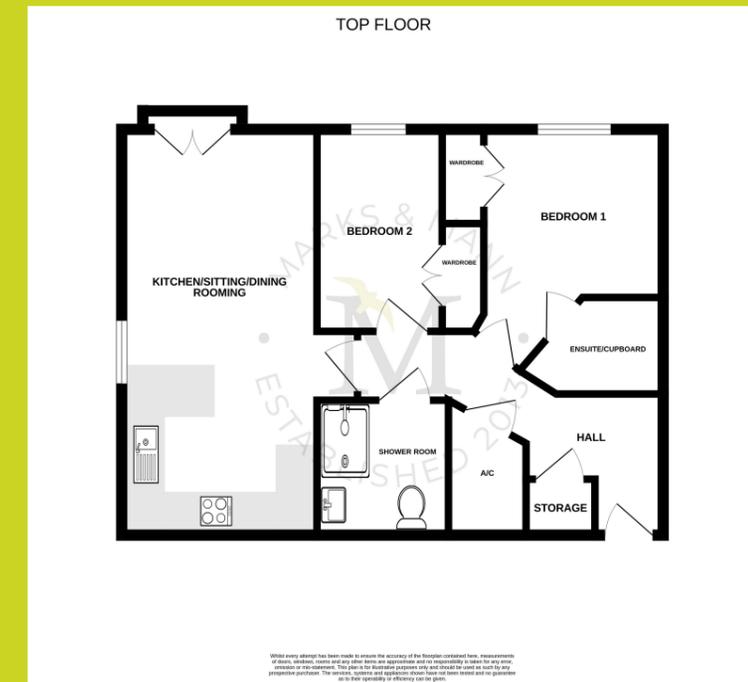
Using a SatNav, please use IP12 2GY as the point of destination.

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

Anti-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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	