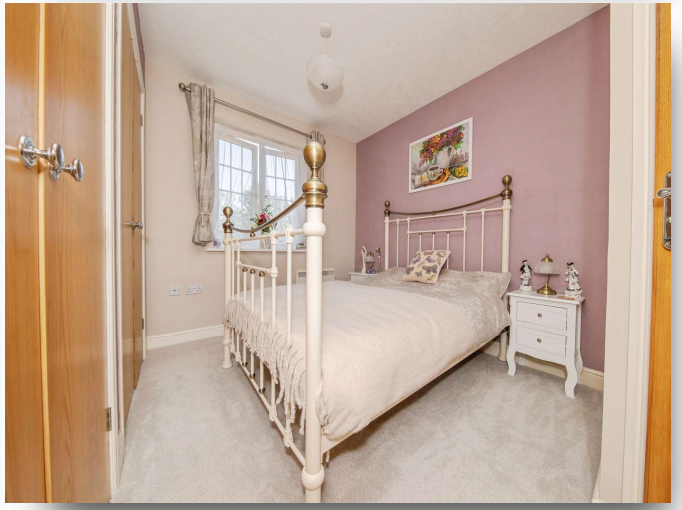






Aspen Court, Rendlesham, WOODBRIDGE, IP12 2GY

william h brown

welcome to

Aspen Court, Rendlesham, WOODBRIDGE

This 2 bedroom first floor apartment is an ideal home for a first time buyer, offering nicely presented accommodation comprising of an open plan living / kitchen room, master bedroom with en-suite shower room, together with a further bedroom and bathroom. Outside there is an allocated parking space.

Entrance Hallway
With wood effect flooring, electric wall heater, intercom system, shelved storage cupboard, shelved airing cupboard housing the hot water tank, access to...

Kitchen/Living
Window to the front, sink with mixer tap, a range of wall and base mounted units, built-in oven, hob and extractor unit, space for white goods, wood effect flooring, open plan to the living area which consists of
Two electric wall heaters, Juliet balcony to the rear overlooking a green space and play area, multiple power sockets.

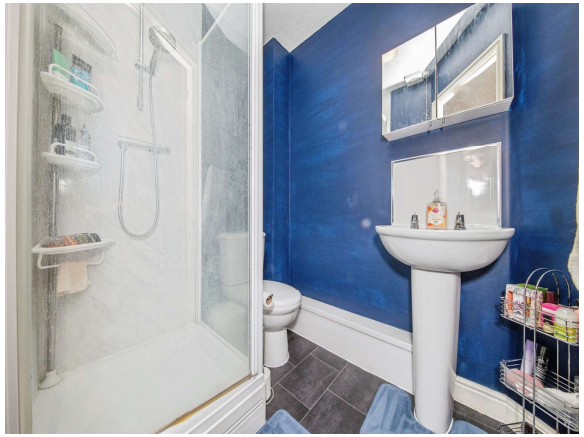
Master Bedroom
Two double built-in wardrobes, window to rear overlooking green space, electric wall heater, door to the...

En-Suite
Fitted with a suite comprising walk-in shower with Aquaboards surround, pedestal wash hand basin, backsplash, mirrored unit above, low level WC, extractor, heated towel rail and tile effect flooring.

Bedroom 2
Window to rear with electric heater under, multiple power sockets.

Bathroom
Fitted with a suite comprising bath with hand attachment and tiled surround, low level WC, pedestal wash hand basin, tiled backsplash, extractor fan and heated towel rail, obscure glazed window to front, tile effect flooring.

Parking
1 Allocated parking space.





welcome to

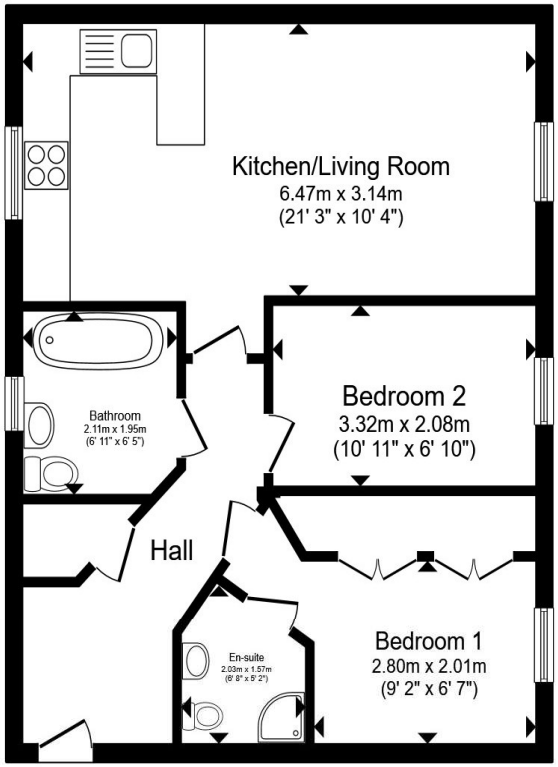
Aspen Court, Rendlesham, WOODBRIDGE

- Two double bedrooms
- Situated within a quiet close backing onto a playing field
- En-suite to master bedroom
- Separate bathroom
- 1 Allocated parking space

Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: 1486.00
Ground Rent: Ask Agent
This is a Leasehold property with details as follows; Term of Lease 1000 years from 09 Jun 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£140,000



Total floor area 53.5 m² (576 sq.ft.) approx

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.propertybox.io

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The Property Ombudsman

Property Ref:
WBG109529 - 0005

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.

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.