



Palmer & Partners



Avocet Mews, Rendlesham, Suffolk,
IP12 2UA
Asking Price £95,000

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com

- No Onward Chain
- First Floor Apartment
- One Double Bedroom
- Separate Lounge & Kitchen
- Bathroom
- One Allocated Parking Space
- Ideal First Time/Investment Purchase
- Rental Figure £550 to £650 PCM
- Walking Distance to Local Amenities



Palmer & Partners are delighted to present this nicely presented one double bedroom first floor apartment which is being sold with no onward chain. The apartment is situated in the sought-after village of Rendlesham within walking distance of Jubilee Park and village amenities including local shops, doctors and dentist, hairdressers, and vets and there is a local bus service. There is one allocated parking space, and the apartment would make

an ideal first time/investment purchase with a current rental figure being £550 to £650 PCM. The accommodation comprises a 21ft lounge, kitchen, one double bedroom, and a bathroom.

Leasehold information:
 Length of lease - 999 years from September 1999
 Management fees - £81.75 per month which includes water bill
 Building insurance - £429.12 per annum

Ground rent - £50 per annum

The popular village of Rendlesham is approximately six miles out of the market town of Woodbridge with Aldeburgh being just a short drive away, and is built around the former RAF Bentwaters. Village amenities include a community centre, doctor's surgery, dentist, newly opened Co-op supermarket, vets, hairdressers, fish & chip shop, bar, as well as taxi companies and a range of

businesses on Bentwaters Park and Rendlesham Mews. The village also has a highly regarded primary school, children's nursery, care home and two churches and there are two buses that run through the village. Rendlesham Forest is a haven for walkers and cyclists with the Arts & Cultural centre of Snape Maltings within striking distance. Rendlesham falls within the popular Farlingaye High School catchment area in Woodbridge.



Secure Entry System Info:

Communal entrance hall with stairs to the first-floor apartment.

First Floor Landing: A separate good-sized secure storage cupboard for the property is located on the landing adjacent to the apartment. An entrance door leads into the apartment.

Lounge: 21'4" x 9'2" (6.5m x 2.8m) Double-glazed window to the front aspect overlooking the communal grounds, a wall-mounted electric heater, access

to the loft, a built-in double cupboard, and a door leading to:

Kitchen: 8'6" x 6'2" (2.6m x 1.88m) Fitted with matching eye and base units, roll edge work surfaces, sink and drainer, tiled splashbacks, space for appliances, and a double-glazed window to the rear aspect.

Bedroom: 10'7" x 8'10" (3.23m x 2.7m) Double-glazed window to the front aspect overlooking the communal grounds, a wall-

mounted electric heater, and built-in double cupboard.

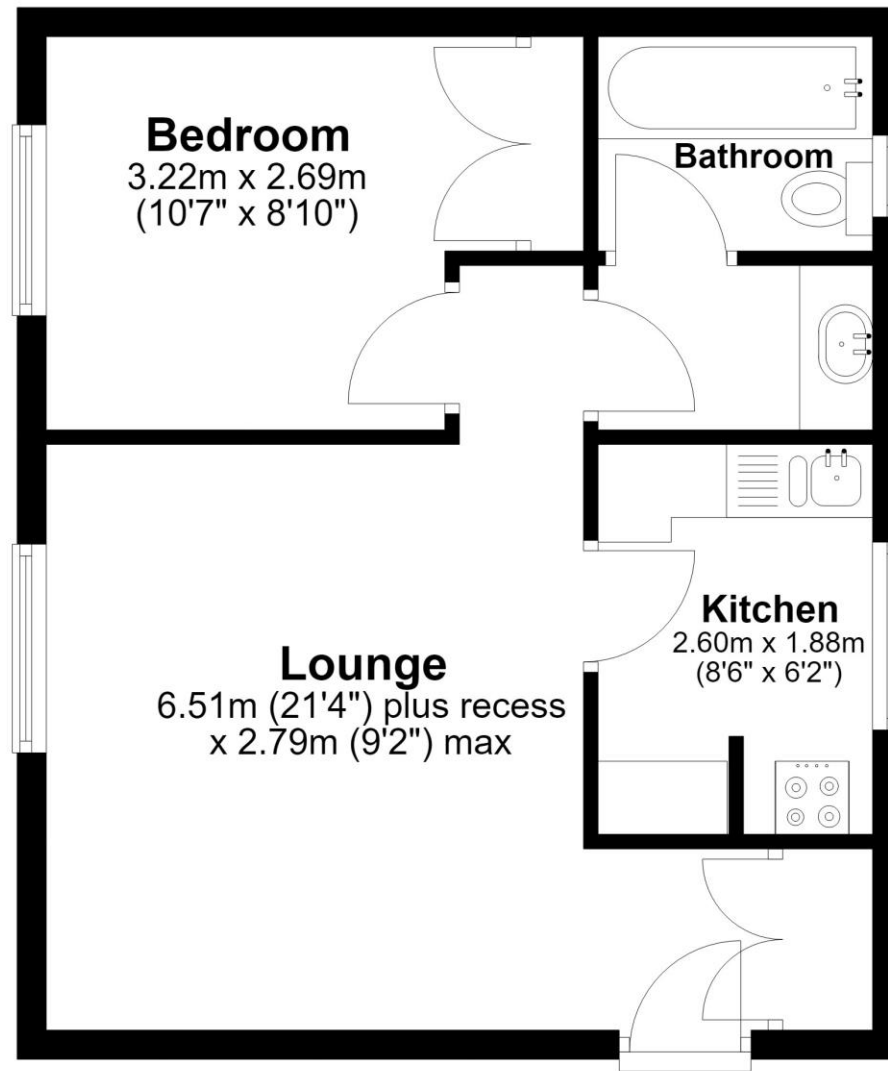
Bathroom: There is a low-level WC and bath with shower over, tiled splashbacks, and a window to the rear aspect. A door then leads to a vanity unit with sink and storage beneath, and a wall-mounted fan heater.

Outside: The apartment comes with one allocated parking space and access to communal grounds which are laid to lawn with a paved courtyard.

Section 21: In accordance with Section 21 of the "Estates Agents Act 1979" we would advise all interested parties that the vendor of this property is an employee of Palmer & Partners Estate Agents.

Ground Floor

Approx. 50.0 sq. metres (537.9 sq. feet)



Total area: approx. 50.0 sq. metres (537.9 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Palmer & Partners



Palmer & Partners



Palmer & Partners



Palmer & Partners

Attributes

1 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: D

Council Tax Band: A



2 St Nicholas Street, Ipswich, Suffolk, IP1 1TJ

01473 211705

suffolk@palmerpartners.com

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com