

SOUTHWOLD

SAXMUNDHAM

EST. 1993

JENNIE JONES

SOUTHWOLD

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ESTATE AGENTS



A two bedroom ground floor apartment in a retirement complex

Assured Shorthold Tenancy

Tenants must be 55years or over

Close to Woodbridge town centre Manager assisted complex

Communal gardens Residents' parking

No pets or smokers

Tenants must qualify and uphold terms of the lease for this development

26 Tanyard Court, Woodbridge,
Suffolk. IP12 4JE **£600.00 pcm Plus Charges**

SOUTHWOLD

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SAXMUNDHAM

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www.jennie-jones.com

A two bedroom ground floor apartment

which is part of the popular retirement complex of Tanyard Court, located very close to the railway station and town centre amenities. Residents must be 55 years old or older and will be bound by the terms of the lease. The accommodation is double glazed with electric heating. There is a smart new kitchen and modern shower room, the property has been freshly decorated and has new carpets and vinyl flooring. There is a an L shaped sitting room/dining room which opens to the communal garden via sliding patio doors. There is a security intercom and an alarm to the site manager for emergencies.

Woodbridge is an ancient market town which was built on the banks of the River Deben. The town has an excellent range of local independent shops and a supermarket. There is a doctors' surgery nearby to Tanyard Court and a public swimming pool. The railway station is also very close and within a short walk. There are connecting services to London, Norwich and Cambridge via Ipswich.

The accommodation comprises

COMMUNAL ENTRANCE HALL

Security intercom.

ENTRANCE HALL

Front door, night storage heater, vinyl floor, airing cupboard with hot water cylinder, immersion heater and slatted shelves, built in cloaks cupboard, smoke alarm. Security intercom

SITTING ROOM/DINING ROOM

L shaped: 4.92m x 3.08m plus 2.37m x 2.04m
Front aspect double glazed sliding patio door to the communal garden, vinyl floor, night storage heater, alarm cord, TV and Telephone points. Door to the kitchen.

KITCHEN

2.71m x 2.27m

Front aspect double glazed window, smart fitted units under roll edged work tops, single drainer stainless steel sink, mixer tap and tiled splash backs, base level units, nest of drawers and wall mounted units, four ring electric hob, double oven, cooker hood, space for fridge and washing machine, vinyl floor.

BEDROOM ONE

3.27m x 3.27m

Rear aspect double glazed window, electric panel heater, alarm cord, fitted carpet, telephone.

BEDROOM TWO

3.29m x 2.00m

Rear aspect room double glazed window, electric panel heater, fitted carpet, coved ceiling, alarm cord.

BATHROOM

Smart modern suite with wide shower cubicle, vanity enclosed wash basin, wc, medicine cabinet, electric shaver point, wall mounted electric heater, heated towel rail, vinyl floor, alarm cord.

COMMUNAL GARDEN

There are communal garden areas to the complex and a small paved seating area beyond the sitting room patio door.

RESIDENTS' PARKING

There are parking spaces for the residents.

SERVICES

Mains water, drainage and electricity.

TENURE

LEASEHOLD Tenants will be subject to the terms of the lease which must be read in conjunction with the terms of the tenancy agreement.

SERVICE CHARGE

A service charge of £1076.14 per six calendar months applies.

EPC RATING—

LOCAL AUTHORITY

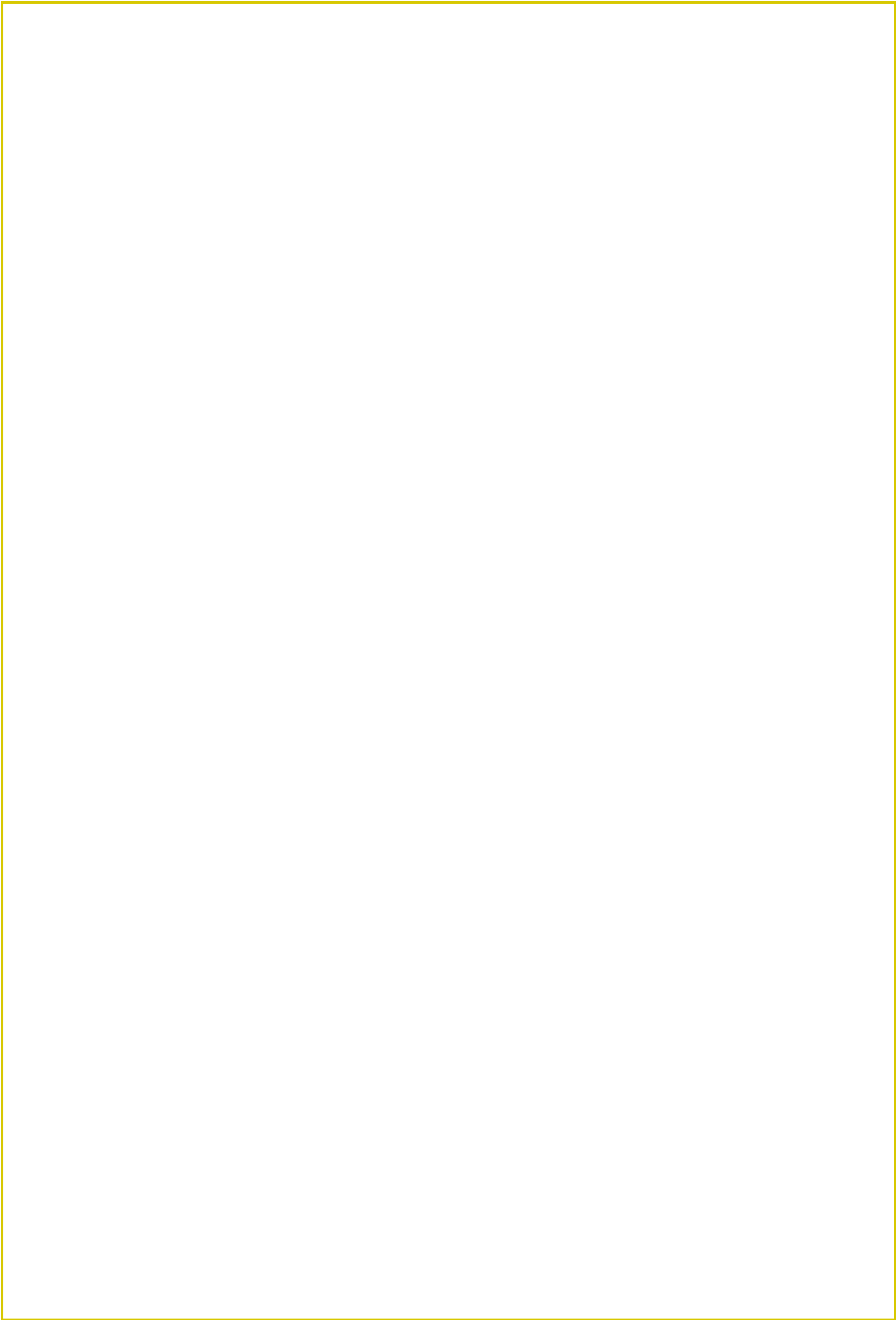
Suffolk Coastal District Council, Council Offices, East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT. Tel: 01394 383789

VIEWING

Strictly by appointment through Jennie Jones
SAXMUNDHAM (01728) 605511.
email: saxmundham@jennie-jones.com

DIRECTIONS

From the A12, proceed into Woodbridge via Ipswich Road and continue past Notcutts on the left. Tanyard Court will be found on the right between the Deben Pool and the Railway Station.





Items depicted in the photographs are not necessarily included in the sale. Measurements and details are for guidance purposes only and their accuracy should be checked by an intending purchaser. Where applicable, central heating systems, gas/electrical installations, plumbing etc, have not been checked by this office