



22 OAKLANDS REYDON  
GUIDE PRICE £275,000 LEASEHOLD

Located Within Oaklands Retirement Complex

Storm Porch Entrance Hall Kitchen/Dining Area Sitting Room

Ground Floor Bedroom and Bathroom

Two First Floor Bedrooms Shower Room

Single Garage Communal Gardens

75 HIGH STREET SOUTHWOLD SUFFOLK IP18 6DS 01502 722065



THE PROPERTY

Number 22 Oaklands is a detached chalet style property situated within the popular Oaklands retirement complex. The properties are grouped around the main house, which offers ongoing support such as upkeep of gardens and communal areas, maintenance and repair of external structures, comprehensive insurance of the buildings and contents of the common areas, window cleaning, regular re-decoration of the building exterior; restaurant facilities, cleaning and transport. Potential purchasers must be over the age of 55. Main benefits include light and airy accommodation, double glazed windows and doors, a garage and pleasant communal gardens. The accommodation comprises a storm porch, entrance hall, sitting room, kitchen with dining area, ground floor bedroom and bathroom. To the first floor are two further double bedrooms and a shower room. The gardens are communal, the cost of maintaining them is covered by the service charge.

LOCATION

Number 22 is situated within the Oaklands retirement complex, less than a mile from the ever popular town of Southwold. A wide range of services are provided from the main house at additional cost, including a courtesy bus, meals, hairdressing and other social events. Oaklands provides an idyllic setting for retirement. The wooded site has been carefully developed in order to retain as many mature trees as possible. The beauty of the site, the high standard of accommodation and the proximity of Southwold combine to make Oaklands a development made for contented retirement.

DIRECTIONS

On leaving the agents Southwold office, head out of the town taking the first turning to the right, Lowestoft Road. The road forks to the left, stay to the right and the main entrance to Oaklands retirement Complex is located just beyond the fork on the left hand side. Drive past the main house and number 22 can be found on the right hand side.

The accommodation in more detail comprises:

ACCOMMODATION

A double glazed front entrance door beneath a storm porch opens to the:-

ENTRANCE HALL

14'0" x 10'11"

4.28m x 3.33m

Small double glazed window to front aspect; radiator; telephone point; stairs to first floor accommodation; two ceiling light points; power points; fitted carpet; door to:-

SITTING ROOM

19'4" x 12'8"

5.90m x 3.88m

Two double glazed windows to front aspect, one to the side and a further one to the rear. Two radiators; wall mounted thermostat control; TV point; coved and textured ceiling; two ceiling light points; fitted carpet.

BEDROOM 1

14'5" x 11'0"

4.41m x 3.35m

Double glazed window to side aspect; radiator; TV point; coved and textured ceiling; ceiling light point; fitted carpet.

BATHROOM

10'8" x 8'11"

3.27m x 2.71m

Double glazed window to rear aspect; a panelled bath in white; pedestal wash basin; close coupled w.c.; fully tiled shower enclosure with wall mounted Mira shower; radiator; shaver socket; extractor fan; coved and textured ceiling; ceiling light point; fitted carpet.

KITCHEN/DINING AREA

24'2" x 10'0"

7.37m x 3.04m

Double glazed window to front aspect; double glazed French doors to rear; 1½ bowl inset sink with mixer tap; a good range of white colour base, display and wall mounted units; breakfast bar; electric cooker space with integrated extractor over; plumbing for washing machine; fridge space; wall mounted Glow Worm gas fired boiler for central heating and domestic hot water; work surfaces and tiled splash backs; coved and textured ceiling; radiator; vinyl flooring to kitchen and fitted carpet to dining area.

FIRST FLOOR

Stairs from the entrance hall lead to the:-

LANDING

Velux window to front aspect; built in storage cupboard; further built in airing cupboard housing the hot water cylinder; radiator; loft access hatch; coved and textured ceiling; ceiling light point; fitted carpet; door to:-

BEDROOM 2

15'0" x 11'3" SC

4.57m x 3.44m

Velux style windows to front and rear aspects; radiator; telephone point; eaves storage cupboard; coved and textured ceiling; ceiling light point; fitted carpet.

BEDROOM 3

15'0" x 10'0" SC

4.57m x 3.07m

Velux style windows to front and rear aspects; radiator; TV point; two eaves storage cupboards; coved and textured ceiling; ceiling light point; fitted carpet.

SHOWER ROOM

Velux style window to rear aspect; a fully tiled shower cubicle with wall mounted shower; pedestal wash basin; close coupled w.c.; shaver socket; ceiling light point; fitted carpet.

OUTSIDE

To the front of the property and beneath the storm porch is a useful cupboard for bin storage or garden tools. A driveway gives access to the single garage with electronically operated up and over door, power, lighting and personal door to the rear. At the rear of the house is a paved patio area. The communal gardens are looked after and maintained under the annual service charge

LOCAL AUTHORITY

East Suffolk District Council.

AGENTS NOTE

SC denotes sloping ceiling. Measurements taken at 1.5m above floor level in accordance with RICS guidelines.

ENERGY PERFORMANCE RATING

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SERVICES

We understand all mains services are connected.

LEASE

99 years from 2002

ANNUAL SERVICE CHARGE

The properties at Oaklands are subject to an annual service charge of approximately £1608 per annum.

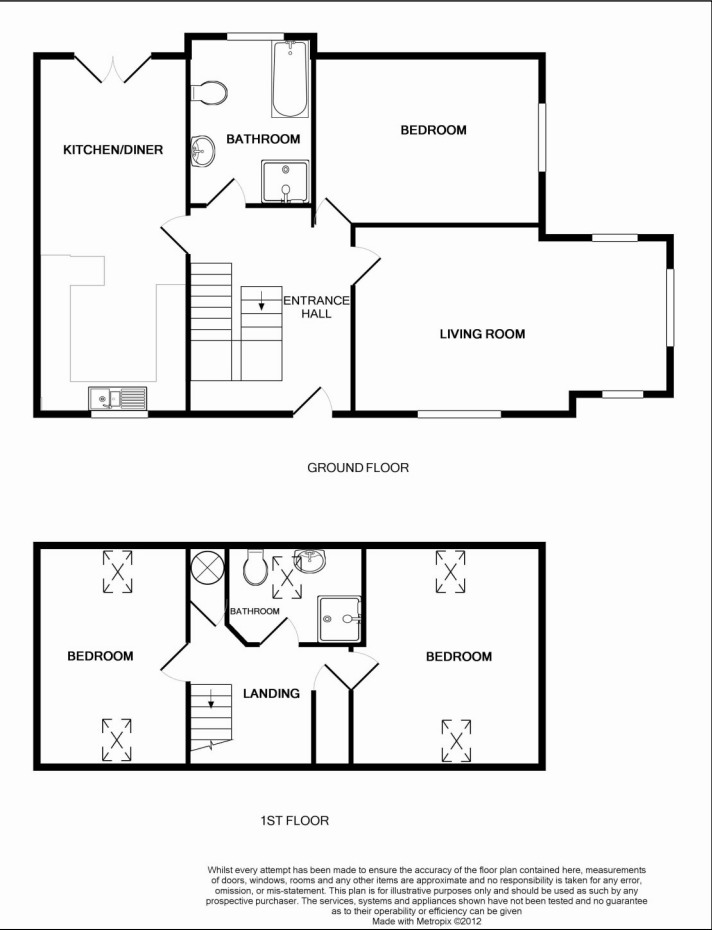
GROUND RENT

£261.00 per annum.

VIEWING

Strictly through our Southwold office - please telephone (01502) 722065.

REF: 3967



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