

18 Elmhurst Court

Hamblin Road, Woodbridge, Suffolk, IP12 1HB



PRICE: £140,000

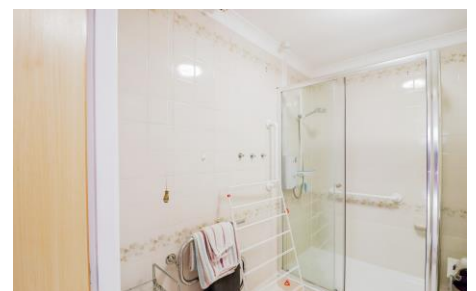
Lease: 99 years from 1988

Property Description:

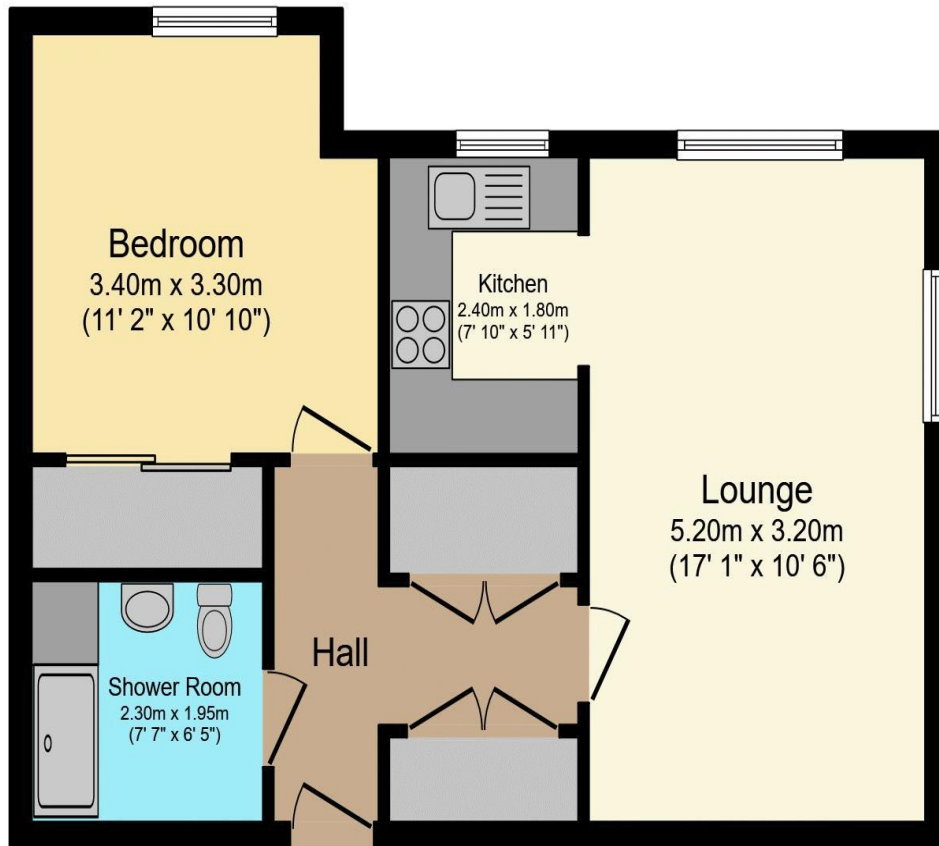
A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR WITH RECENTLY REPLACED WINDOWS AND DOUBLE ASPECT LOUNGE. Elmhurst Court was constructed by Anglia Secure Homes and comprises 29 properties arranged over 3 floors each served by lift. Situated in an ideal location being next door to Elmhurst Park with access via a private gate and within easy reach of Bus Stop, Cinema, Community Centre with Swimming pool, Train Station and Thoroughfare shopping centre. The visiting Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding

Residents' lounge
Communal Laundry facilities
24 hour emergency Appello call system
Hairdressing/Chiropody Salon.
Car parking and a Lift to all floors

Guest Suite & Guest Room
Visiting Development Manager
Price to include carpets, curtains and light fittings
Lease: 99 years from 1988



**For more details or to make an appointment to view, please contact
Mandy Abbott**



Total floor area 48.5 sq.m. (522 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).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/03/25

Annual Ground Rent:

£156.58

Ground Rent Period Review:

2030

Annual Service Charge:

£4419.74

Council Tax Band:

C

Event Fees:

1% Transfer

0% Contingency

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Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.