

## 26 Elmhurst Court

Hamblin Road, Woodbridge, Suffolk, IP12 1HB



**PRICE: £140,000**

**Lease: 99 years from 1988**

### Property Description:

A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR. 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 "Event Fees" that may apply to this property.

Residents' lounge with Kitchen and Freezer  
Communal Laundry facilities  
24 hour emergency Appello call system  
Hairdressing/Chiropody Salon.  
Car parking and Mobility Scooter parking

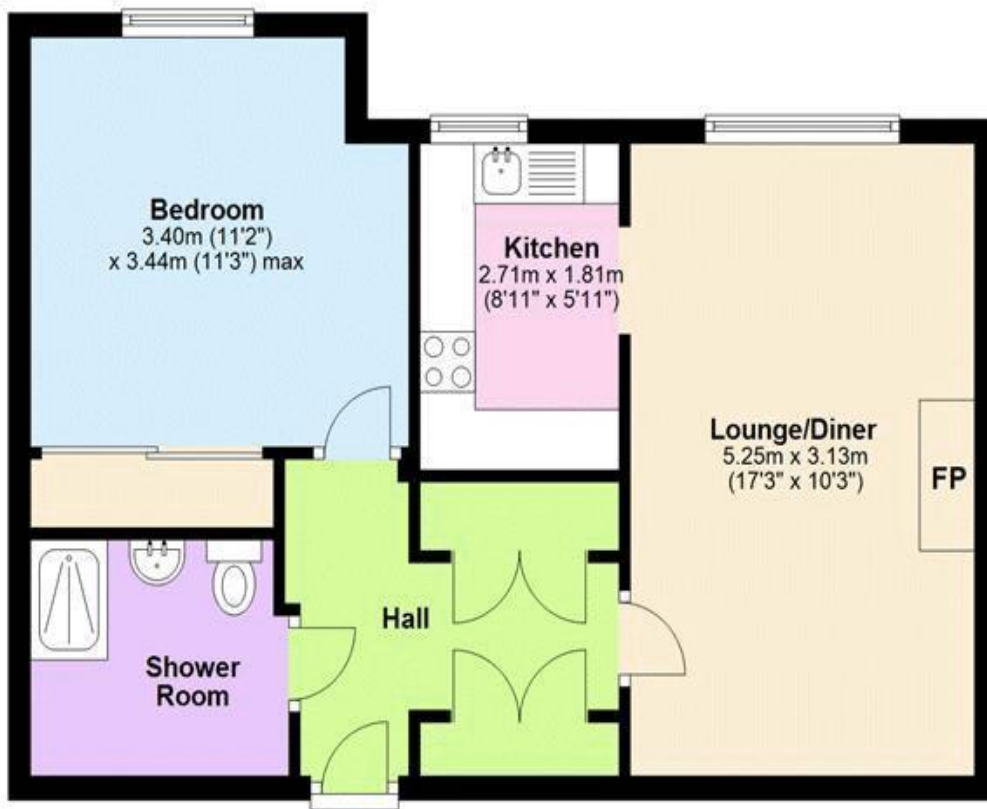
Lift to all floors.  
Visiting Development Manager  
Lease: 99 years from 1988  
To include: Electric Fire, Fire Surround,  
Cooker and Fridge.



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

**First Floor**

Approx. 47.7 sq. metres (513.9 sq. feet)



Total area: approx. 47.7 sq. metres (513.9 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		83	87
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/03/2025**

**Annual Ground Rent:**

**£156.58**

**Ground Rent Period Review:**

**Next uplift 2030**

**Annual Service Charge:**

**£4419.74**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**0% Contingency**

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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.