



11 Northfield Court, Aldeburgh

Bedfords

ESTABLISHED 1966

11 Northfield Court, St Peter's Road,
Aldeburgh, Suffolk, IP15 5LU

- Entrance Hall
- Large Sitting Room / Dining Room
- Master Double Bedroom with En-suite
- Second Double Bedroom
- Bathroom
- Kitchen
- Private Patio Garden
- Communal Gardens, Allotments, Laundry Room and Guest Suite
- Garage

ALDEBURGH; enviable for its position on the East Suffolk coastline and its cultural history, is now a year round destination for creative activities, the Annual Aldeburgh Festival for Music, art exhibitions, cinema, literary and poetry festivals.

It enjoys a wide range of shopping facilities and a diverse range of restaurants, some of national reputation. The historic town boasts a host of leisure activities including tennis, sailing, walking, golf and bird watching besides some of the finest lowland marsh and heathland scenery found in the British Isles.

Guide: OIEO 400,000



THE PROPERTY:

Number 11 is a spacious ground floor apartment entered via a large communal entrance hall giving access to only four properties, with a front door leading to a spacious entrance hall, generous sitting room with double doors to front terrace. There are double doors open to a dining room at the back which gives way to a generous private garden. Adjacent to this is a kitchen which comprises high and low level units, built in eye level oven, fridge freezer, dishwasher, electric hob with extractor over and stainless steel sink with mixer tap and drinking water tap, there is also a water softener under the sink.





Off the hall is the master bedroom with en-suite bathroom, second double bedroom and a family bathroom with a shower, wash hand basin and WC.

OUTSIDE

To the rear is an attractive well-maintained garden which is mainly paved with herbaceous borders. The property comes with the benefit of its own garage and parking. There is also communal gardens, allotments, and laundry suite as well as a guest suite.

SERVICES

Residents must be aged 55 years and over. The property benefits from night storage heaters as well as convector heaters and is connected to a private water supply and mains drainage. The annual service charge is £6,056.00 per annum which provides maintenance of the buildings, windows, cleaning, gardening, insurance and personal emergency alarm system. There is also an on-site manger 24 hours a day.

Tenure

Leashold with a 150 year lease granted on 25th March 2001.

Council Tax: Band D

What Three Words: catching, reception, bumpy

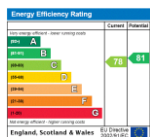
IMPORTANT NOTICE:

These particulars have been prepared in all good faith; measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase. **Viewing** is strictly by appointment: Tel: (01284) 769999. www.bedfords.co.uk 15 Guildhall Street, Bury St Edmunds, Suffolk IP33 1QD.

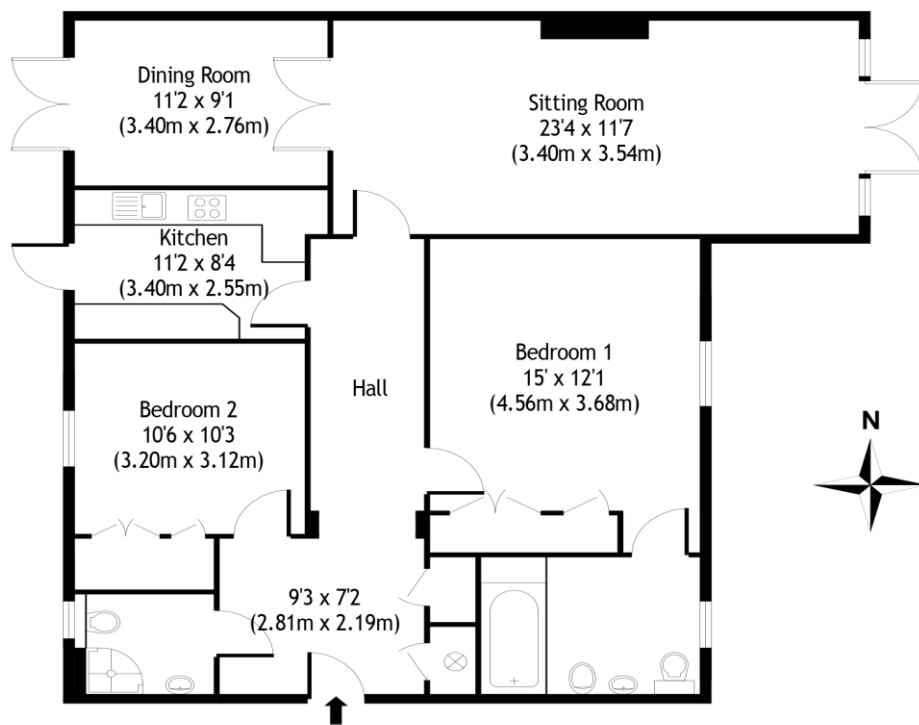
FIXTURES AND FITTINGS:

Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale. Some items such as carpets, curtains, light fittings, etc., may be available by separate negotiation.





11 Northfield Court, Aldeburgh
Approx. Gross Internal Floor Area - 1077 Sq ft / 100 Sq M



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