MOLYNEUX
ESTATE AGENTS



Tayberry Close

Red Lodge, IP28

Price £155,000

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Description

This modern, first floor apartment is conveniently located within a sought-after village location and benefits from excellent transport links to Newmarket, Cambridge and London, as well as Bury St Edmunds and Norwich in the other direction. The property is within walking distance of local shops and amenities, as well as Red Lodge Pavillion which includes a large children's playground, multi-use games area, playing field and a car park.

Internally, the property offers two well-proportioned, double bedrooms and includes a contemporary en-suite shower room to the primary bedroom with W.C, wash hand basin and shower cubicle. There is a separate, generous sized family bathroom comprising W.C, wash hand basin and bath with shower attachment over providing ample facilities for multiple occupants.

The central hallway benefits from a useful cupboard, providing a practical storage space, and leads into an impressive, open plan kitchen/ living area with juliette balcony and two windows, allowing natural light to flood inside, as well as ample space for a dining table.

The kitchen is fully fitted and offers a range of wall and base level units, 1.5 bowl sink and drainer, integrated cooker as well as a four-ring gas hob with an extractor hood fitted over and is also home to the wall mounted boiler which serves a gas fired central heating system.

Outside, the property includes one allocated parking space within a communal car park as well as access to a communal storage area, ideal for bicycles etc.

Red Lodge is a growing village, set within the Suffolk countryside, offering an abundance of amenities such as Tesco Express and Nisa convenience store, Reynard Surgery GP, Day Lewis pharmacy, Red Lodge Dental Practice, a fish and chip shop and takeaway as well as the Red Lodge Pavilion. There are also two primary schools, The Pines and St. Christophers.

The village boasts excellent transport links via the A11 and A14 dual carriageways, whilst there are train stations in Kennett, Newmarket and Ely allowing for convenient access to London and other major destinations.

Measurements

Lounge/ Dining Room - 14'4" max x 13'8" max

Kitchen - 10'3" x 6'8"

Bedroom - 11'01" max x 13'10" max

En Suite Shower Room - 8'5" max x 4'3" max

Bedroom - 11'11" x 7'00"

Family Bathroom - 8'3" x 5'8"

Leasehold

This is a leasehold property. The below information has been provided by our client:

Lease Start Date: 01/01/2006
Length of Lease: 999 Years
Years Remaining: 979 Years

Ground Rent: £400 per annum. No ground rent review during term of lease.
Payable to Estates & Management Ltd.

Service Charge: £1928.35 per annum. Seller unaware of any future price increases.
Payable to Fexco Property Services (Remus Management Ltd)

Anti-money Laundering & Identification

We are supervised by HMRC and, as such, have an obligation

under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. Our compliance partner, Coadjute, will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Agents Note
Council Tax Band - West Suffolk, A.

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

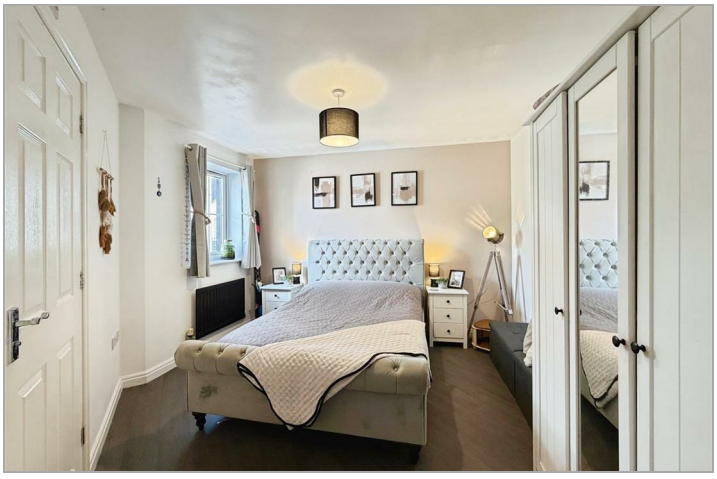
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

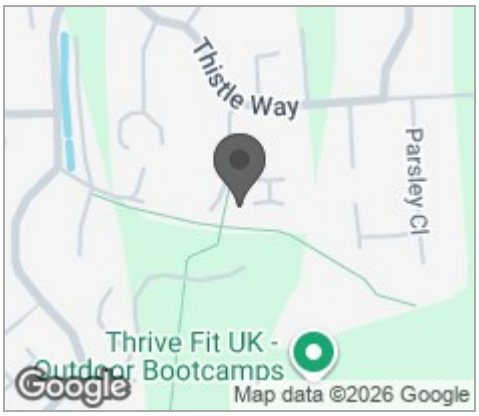
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.













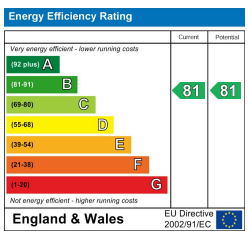


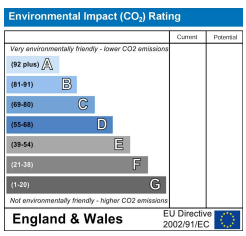


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

Please contact our Mildenhall Office on 01638 474164 if you wish to arrange a viewing appointment for this property or require further information.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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