



20 Northfield Court

St Peters Road, Aldeburgh, IP15 5LU

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Bedfords

ESTABLISHED 1966

**20 Northfield Court,
Aldeburgh, Suffolk
IP15 5LU**

A charming two-bedroom, mid-terrace cottage overlooking beautiful courtyard gardens within walking distance of the beach and amenities.

Guide: £350,000 Leasehold

ENTRANCE LOBBY | SITTING/DINING ROOM | KITCHEN |
TWO BEDROOM | BATHROOM | SHOWER/CLOAKROOM
| COURTYARD GARDEN | GARAGE

20 Northfield court is a charming two bedroom mid-terrace retirement cottage.

The entrance hall leads to a downstairs shower and cloakroom with stairs to the first floor and glazed door to the sitting/dining room. This is a lovely room with the sitting area to the front and dining area to the rear with patio doors to the courtyard garden.

The kitchen is off the dining area and has a range of high and low level units built in fridge/freezer, eye-level electric double oven, electric hob with extractor over and stainless steel sink with mixer tap. There is also a door to the courtyard garden.

On the first floor you will find two double bedrooms both with built-in wardrobes and a spacious jack and jill bathroom, comprising a walk-in bath, wall-hung sink and close coupled WC.

The property also has electric storage heating and double glazing.



Outside

The attractive courtyard garden is designed for ease of maintenance, with a few mature shrubs along the borders. There is also a single garage in a separate block.

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 a laundry room, guest suite, mini-bus, personal alarm system and on-site manger 24 hours a day.

Tenure

Leashold. 150 YEAR LEASE FROM 2000

COUNCIL TAX; D

WHAT3WORDS: birdcage.cashew.stutter

Location

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.

Fixtures and Fittings:

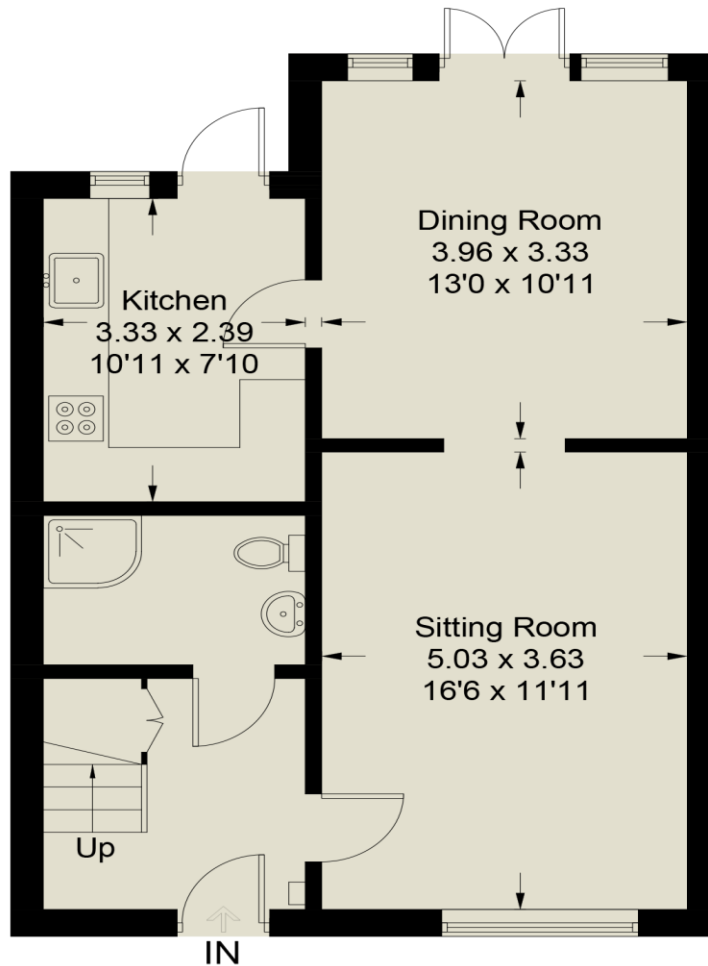
Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.



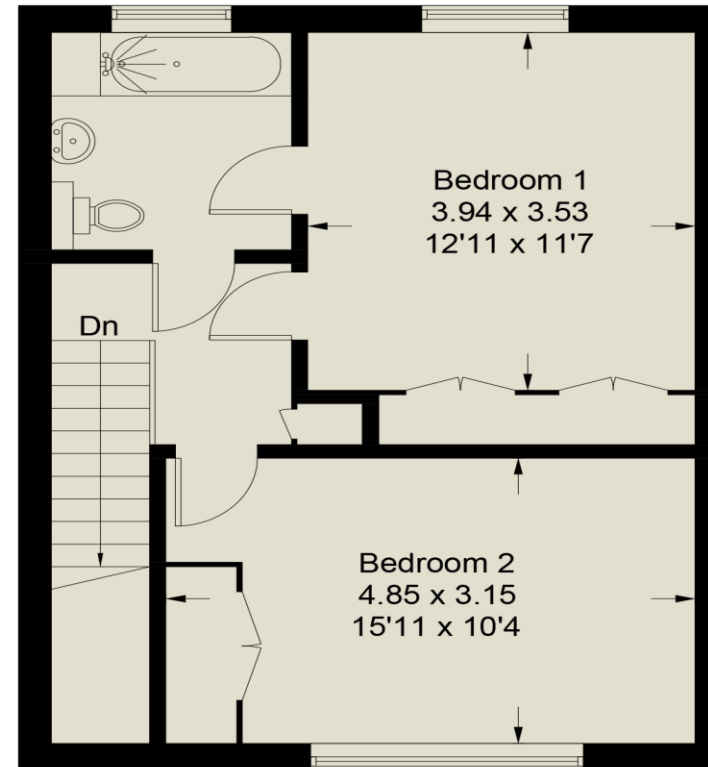
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		82
D (55-68)	59	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive	2018

20 Northfield Court, Aldeburgh

Approximate Gross Internal Area = 96.4 sq m / 1038 sq ft



Ground Floor



First Floor

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Produced for Bedfords

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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