

Leiston,

Offers In Excess Of £145,000

- No Onward Chain
- Smart Shower Room
- Electric Heating
- Designated Parking Space
- Open Plan Living/Dining/Kitchen
- Double Glazing
- Courtyard
- Fitted Kitchen Units with Appliances
- EPC - C

Station Road, Leiston

Ground floor one bedroom flat with open plan living room, electric heating, double glazing, designated parking and courtyard. Located about a mile and a half inland from the Suffolk Heritage Coastline, Leiston offers a good range of shops in a traditional High Street setting, together with a Co-op supermarket, library, bank, doctors and dentists surgeries, swimming pool complex and cinema. Primary and secondary schooling is within walking distance and Waitrose and Tesco supermarkets may be found in nearby Saxmundham, about four miles distant, which also has a railway station on the East Suffolk branch line giving hourly services to Ipswich with connections to London Liverpool Street.



Council Tax Band: A



DESCRIPTION

Offered for sale with no onward chain, this spacious ground-floor flat is just a short walk from the town centre. The property boasts high ceilings, a hardwood floor in the hallway and the open-plan living area, which features a large double-glazed windows and a fully fitted kitchen, complete with integrated appliances. To the rear, you'll find a generously sized double bedroom with casement doors opening onto a private courtyard, which includes a brick-built barbecue. A stylish shower room completes the accommodation, which is heated by electric radiators throughout.

TENURE

Leasehold. 125 year lease, commencing 1st of January 2017 and expiring 31st of December 2142. 118 years remaining.

Annual Ground Rent - £150 per annum.

Annual Service Charge - To Be Confirmed.

OUTGOINGS

Council Tax Band currently A.

SERVICES

Mains electricity, water and drainage.

VIEWING ARRANGEMENT

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.

Email: enquiries@flickandson.co.uk

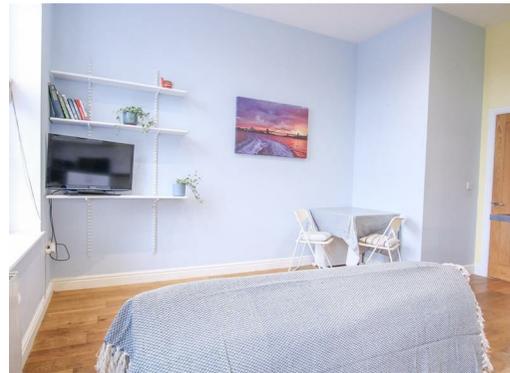
Tel: 01728 633777 Ref: 20746/RDB.

FIXTURES & FITTINGS

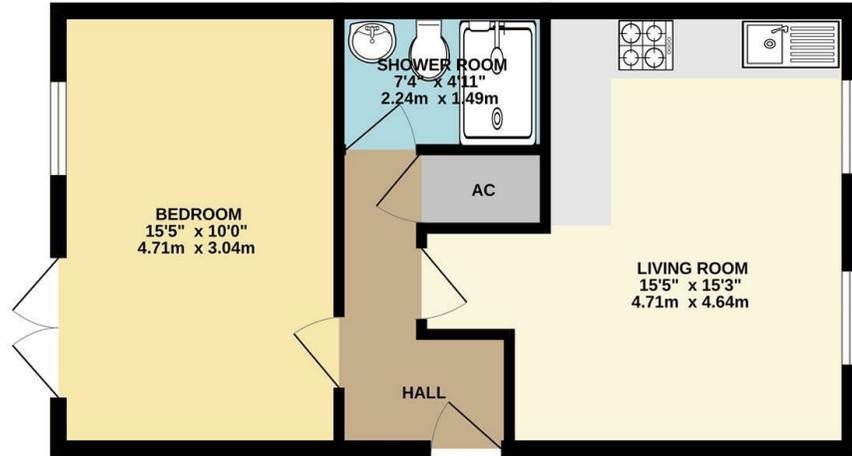
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GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 435 sq.ft. (40.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	70
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com