Balmforth

Estate Agents, Valuers & Letting Agents



16 Lapwing Court, Mildenhall, Bury St. Edmunds,
Suffolk, IP28 7RH

Guide Price £130,000

GUIDE PRICE £130,000 - £140,000
An exciting opportunity to take your first step onto the property ladder, this well-presented ground floor leasehold flat is situated in a sought-after location within Mildenhall and is offered to the market chain-free.

The property benefits from a long lease and has been updated by the current owner, featuring a modern combi boiler, gas central heating and UPVC double glazed windows throughout. The accommodation comprises a bright and spacious open-plan living and kitchen area, creating an ideal space for both relaxing and entertaining. There is a generously sized bedroom with bay window and a well-appointed family bathroom, offering comfortable and practical living.

Externally, the property enjoys its own garden space to the rear, and also the added convenience of one allocated parking space located to the rear of the property.

Perfectly suited to first-time buyers looking to establish themselves in the local property market, the apartment would also make an excellent addition to a rental or investment portfolio.

Conveniently positioned with excellent transport links close by, the property also enjoys easy access to nearby woodland trails, making it an ideal choice for dog owners and those who appreciate the outdoors. A fantastic opportunity not to be missed.

In more detail the accommodation comprises of:
ENTRANCE HALL
Carpet.

BATHROOM
Tiled, wash basin, low level WC, bath with shower over, shower screen, heated towel rail, mirror, extraction fan, window to side, radiator.

BEDROOM ONE
Carpet, bay window to front, radiator.

LIVING ROOM
Storage cupboard, window to rear, three radiators.

KITCHEN
Tiled, range of floor and wall based storage, stainless steel sink with drainer, integrated cooker, electric hob, cooker hood, space for freestanding washing machine, combi boiler, fuse box, radiator.

OUTSIDE
Pathway to the side of the property leading to a small garden area with patio and mature shrubbery. Allocated parking to the rear for one vehicle.

Tenure: Leasehold. Lease of 199 years with approx 160 years remaining
Construction Type: Brick & tile
Heating: Gas central heating to radiators
Windows/doors: UPVC Double glazing
Council Tax: Band A - £1,535.08 (2026/2027)
Ground Rent: Approx £70 pa
Drainage: Mains

AGENTS NOTE
1. The current freeholders have advised that a share of freehold will be available shortly (Contact office for details)

¦¦Location¦¦

The Market town of Mildenhall is rich in its history and culture and has been an established settlement since the Stone Age. Today Mildenhall is known nationally for the nearby USAF air base and its unique Roman Silverware Collection which is known as "Mildenhall Treasure". Centred around an historical marketplace offering a good range of shopping, education, and leisure services together with many local places of historical interest. Approximately two miles from the A11 five ways roundabout which gives access to Thetford (12 Miles) and Norwich to the Northeast and Newmarket (10 miles) and London to the South and Southwest. Other towns within travelling distance are Brandon to the Northeast and Bury St Edmunds to the southeast via the A1101. Mildenhall also enjoys its modern ‘hub’ facilities with swimming pool, library and medical facilities.

¦¦Viewing¦¦

By appointment through
Balmforth Estate Agents, Valuers & Lettings Agents
T: 01638 711171
E: mildenhall@balmforth.co.uk







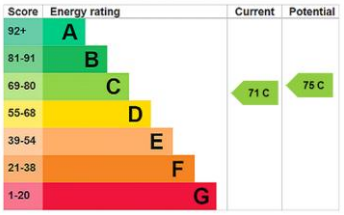




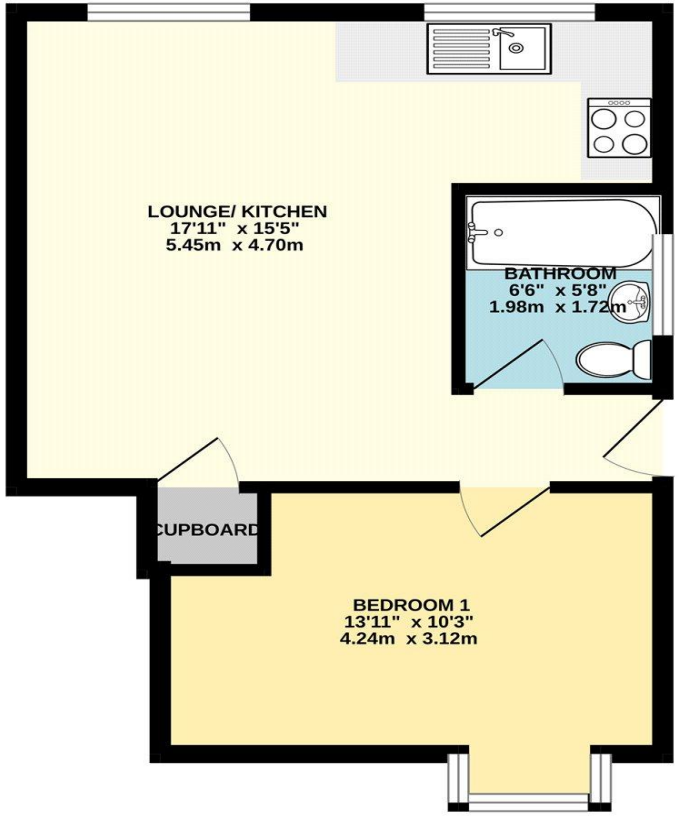
Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ

Scan here for Area Guides

Material Information Brochure



GROUND FLOOR
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 403 sq.ft. (37.5 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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DISCLAIMER

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see Consumer Protection from Unfair Trading Regulations 2008 – http://bit.ly/sW9JS5