

Palmer & Partners

Colonial House, Station Road,
Leiston, Suffolk, IP16 4WP
Asking Price £130,000

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- Ground Floor Apartment
- One Bedroom
- Open Plan Lounge/Kitchen
- Double-Glazing
- Electric Heating
- Allocated Parking
- Communal Grounds



Just a short distance from Leiston high street sits this modern one bedroom ground floor apartment which comprises an open plan lounge/kitchen with integrated appliances and a shower room. The property benefits from double glazing and electric heating, allocated parking, communal grounds and is offered to market with no onward chain. The property would make an ideal first-time or investment purchase.

Leasehold information:-

125 year lease from 2017 (116 years remaining)
£150 per annum for the first 25 years
(Please see agents note for charges in relation to the remainder of lease)

Leiston is found a short drive inland from Suffolk's Heritage Coast between Thorpeness and Aldeburgh, approximately 6 miles from Snape Maltings and approximately 5 miles from RSPB Minsmere. Home to the Long Shop Museum, Leiston has a good range of shops and amenities for all ages including a Co-op supermarket, chemists, hardware stores, a post office, doctors and dentist surgeries, a primary and secondary school, vets, library, sports centre, cinema and recreational parks as well as a good selection of pubs and fast food takeaways. The town is served by a regular bus service to outlying villages and beyond and with Saxmundham's railway station only four miles away, Ipswich and London are easily accessible. You can also explore the 14th century Leiston Abbey ruins.

Communal Entrance Hall: Entry phone system.
Front Door: Oak entrance door into:-
Hallway: Entry phone system and door into:-





Open Plan Lounge/Kitchen/Diner: *15'4" x 14'6" (4.67m x 4.42m)* The lounge area is carpeted with a double-glazed full height sash window to the front aspect, ceiling inset spotlights and it has an electric heater. The kitchen area has a full height double glazed sash window to the front aspect and is fitted with a matching range of base and wall mounted units with roll edge worksurfaces incorporating a single sink and drainer unit with mixer tap, slimline integrated dishwasher, water softener, integrated Zenussi washing machine and a bosh fitted oven with ceramic hob and extractor, vinyl floor covering, tiling to splashback and ceiling inset spotlights.

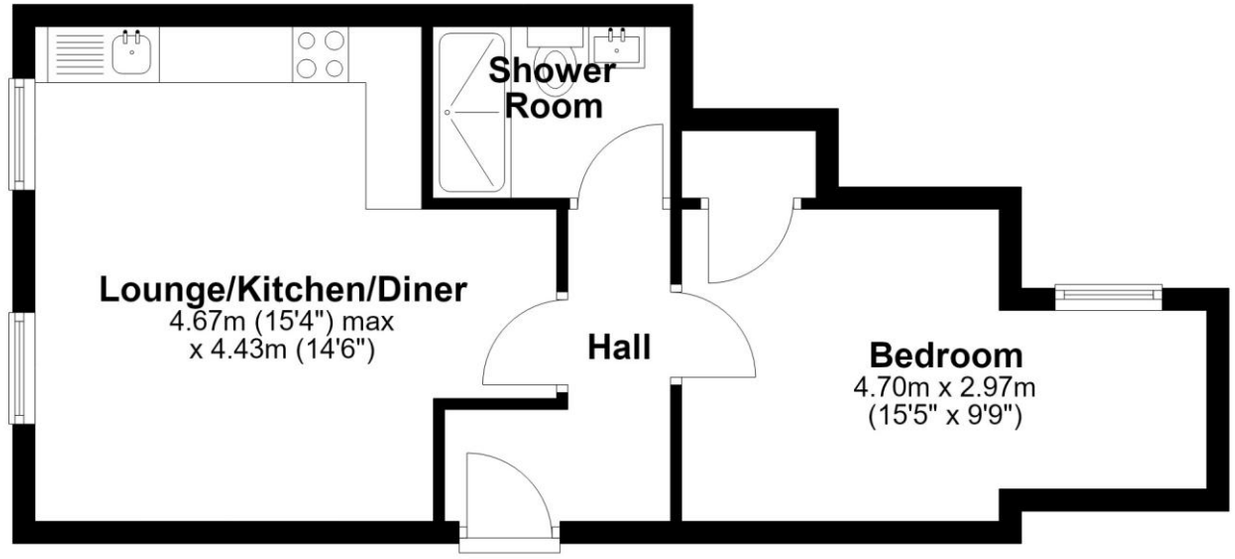
Bedroom: *15'5" (4.70) max reducing to 9'3" (2.81) x 9'6" (2.90)* Double-glazed window to the rear aspect, built in wardrobe with shelving and hanging rail and electric radiator.

Shower Room: A modern three-piece suite comprising fully tiled shower enclosure with wall mounted shower and rainforest shower head, WC, wash hand basin with vanity unit, electric heated towel rail, ceiling inset spotlights, extractor, tiled flooring and cupboard housing the hot water cylinder.

Agents Note: The service charge for the first 25 years is £150; £300 for the second 25 years; £600 for the third 25 years; £1200 for the fourth 25 years and £2400 for the final 25 years

Ground Floor

Approx. 42.5 sq. metres (457.5 sq. feet)



Total area: approx. 42.5 sq. metres (457.5 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.


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Attributes

1 Bedrooms, 1 Bathroom, 1 Reception,
EPC Rating: To be confirmed
Council Tax Band:





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