Balmforth

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Flat 1, Lloyds Place, 19 High Street, Lakenheath,
Brandon, Suffolk, IP27 9JS

Asking Price £140,000

This modernised and immaculately presented one-bedroom ground floor apartment, benefiting from private off-road parking, a share of freehold and being offered with a complete onward chain, enjoys a central position within the popular village of Lakenheath. This attractive property forms one of just five flats within the conversion and refurbishment of the former Lloyds Bank building, which was completed in 2023, making it an ideal purchase for first-time buyers, investors, or those looking to downsize.

Internally, the property offers stylish and contemporary accommodation throughout. The welcoming entrance hall. This modernised and immaculately presented one-bedroom ground floor apartment, benefiting from private off-road parking, a share of freehold and being offered chain free/with a complete onward chain, enjoys a central position within the popular village of Lakenheath. This attractive property forms one of just five flats within the conversion and refurbishment of the former Lloyds Bank building, which was completed in 2023, making it an ideal purchase for first-time buyers, investors, or those looking to downsize leads to a well-proportioned and light-filled open plan kitchen/lounge/diner with modern cabinetry and a large bay window, a generous double bedroom with built-in wardrobes, and a contemporary bathroom.

Externally, residents benefit from an allocated private parking space, a substantial communal patio area, and a generous gravel and wild garden to the rear. Situated on Lakenheath High Street, the property conveniently located within walking distance of a range of local amenities, schools and transport links.

In more detail the accommodation comprises of:

ENTRANCE HALL:
A spacious entrance hall providing access to all accommodation and benefiting from a large, useful airing cupboard offering additional storage.

KITCHEN/LOUNGE/DINER:
A bright and contemporary open-plan living space featuring a large bay window to the front aspect with bespoke linen blinds. The kitchen is fitted with a range of modern wall and base units with work surfaces over, inset sink and drainer, and integrated appliances including an induction hob, fridge/freezer, washing machine and dishwasher.

BEDROOM:
A particularly generous double bedroom positioned to the rear of the property, enjoying a side-aspect window fitted with bespoke linen blinds and an entire wall of built-in wardrobes, providing exceptional storage space.

SHOWER ROOM:
Modern and well-appointed bathroom, featuring a large, enclosed shower cubicle, vanity wash hand basin with storage beneath and low-level WC.

OUTSIDE:
To the rear the property benefits from allocated private off-road parking for one vehicle. Residents also enjoy access to a large communal patio area and a generous gravel and wild garden to the rear of the building.

Tenure: Share of Freehold
Construction Type: Brick/Tile
Heating: Electric Heating
Windows/doors: UPVC Double glazing
Council Tax: Band A £1,514.39 (2026/2027)
Service Charge: £1,044 Per Annum
Drainage: Mains
Parking: Off Street
Broadband: Ultrafast Broadband Available

Agent Notes
Full Material Information Report available on Rightmove at the end of description and is called Web Details.

¦¦Location¦¦

Lakenheath has a wide range of amenities including: - shops, local services, public house, church, modern doctors' surgery, Post office and schooling for primary age. In addition, the popular "Sports Pavilion" on the playing fields adds a further range of sports and leisure facilities to the existing Football and Cricket clubs. Lakenheath also boasts a railway station approximately 2 miles from the centre of the village. Lakenheath is approximately 5 miles from Mildenhall, 6 miles from Brandon and 12 miles from Thetford where a larger range of services and facilities can be found. Via the A14 it is easy to access the A11 five ways roundabout and subsequently through to Newmarket to the south, Cambridge to the west and Bury St Edmunds to the east with convenient ease.

¦¦Viewing¦¦

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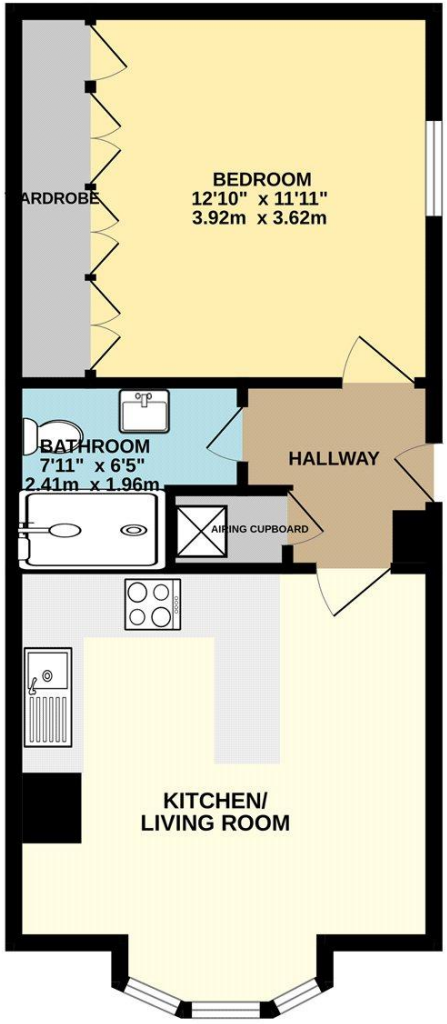
Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ

Scan here for Area Guides

Material Information Brochure



GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



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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