



SOUTHWOLD
&
SAXMUNDHAM

EST. J 1993

JENNIE JONES

ESTATE AGENTS

SOUTHWOLD
&
SAXMUNDHAM



7 THE COURTYARD SNAPE GUIDE PRICE £725,000 LEASEHOLD

Grade II Listed Maltings Conversion

Entrance Hall Master Bedroom with En-suite Shower Room

Three Further Double Bedrooms Family Bathroom

Sitting Room Dining Room Kitchen Garden Terrace

Private and Secure Parking Communal Private Courtyard Garden

75 HIGH STREET SOUTHWOLD SUFFOLK IP18 6DS 01502 722065

THE PROPERTY

7 The Courtyard is a luxury duplex apartment located in a secluded and secret courtyard within the historic Snape Maltings complex.

The apartment is an upside down property with the upper floor comprising a spacious living room, garden terrace, dining room and kitchen. There are vaulted ceilings throughout the first floor level with exposed timber work reflecting the industrial heritage of the building, oak timber flooring and under floor heating. The sitting room benefits from folding doors opening to a private garden terrace. On the ground floor are four double bedrooms, one with an en-suite shower room and a family bathroom.

Further benefits include a shared private courtyard garden and an underground car park with allocated parking space and a lockable storage cage with power and lighting.

The apartment has been well cared for by the current owners and consequently it is in excellent order throughout.

The property would be suited for either full time occupation or for use as a holiday home, ideally located to explore all that this ever popular areas has to offer.

To fully appreciate all that this outstanding apartment has to offer, viewing is highly recommended.

LOCATION

The Courtyard affords a secure, safe and tranquil retreat from the hustle and bustle of the multi-functional activities available on the Maltings site. There are a range of top quality retail outlets, a world famous music venue and a choice of eateries.

The Maltings is the perfect starting place for a number of enchanting walks along the river or through woods and forests as well as cycling routes and boating activities on the nearby River Alde.

The accommodation in more detail comprises:

ACCOMMODATION

Steps from the courtyard lead up to a storm porch and front entrance door opening to the:-

ENTRANCE HALL

With solid oak flooring; built in spacious under stairs cupboard with lighting; built in utility cupboard with heat exchanger for the biomass boiler and plumbing for a washing machine; under floor heating; door to:-

BEDROOM 1

16ft 7in x 14ft

5.05m x 4.27m

Two windows to the front aspect with views over the shared courtyard; telephone point; wardrobes; ample power points; under floor heating; fitted carpet; door to:-

EN-SUITE SHOWER ROOM

Fully tiled room with large walk in shower cubicle; wash basin; low level w.c.; heated towel radiator; mirrored cabinet; shaver socket; ceramic floor tiles; under floor heating.

BEDROOM 2

14ft x 12ft 3in.

4.27m x 3.73m

Window to front aspect with views over the courtyard garden; ample power points; under floor heating; fitted carpet.

BEDROOM 3

16ft 4in x 10ft 3in.

4.98m x 3.12m

Velux skylight window providing lots of natural light; under floor heating; TV point; ample power points; under floor heating; fitted carpet.

BEDROOM 4

16ft 7in x 9ft 5in.

5.05m x 2.87m

Velux skylight window providing lots of natural light; under floor heating; TV point; ample power points; under floor heating; fitted carpet.

FAMILY BATHROOM

Fully tiled room with panelled bath and shower over; low level w.c.; wall mounted wash basin; heated towel radiator; mirrored cabinet; shaver socket; ceramic floor tiles; under floor heating.

FIRST FLOOR

Stairs from the entrance hall lead to a small landing and glazed door to:-

SITTING ROOM

20ft 10in x 18ft 4in.

6.35m x 5.59m

Dual aspect room with window offering views over the courtyard and full height, full glazed bi-fold doors opening to the garden terrace; vaulted ceiling with painted exposed beams; ceiling lights; ample power points; solid oak flooring; under floor heating; opening to:-

DINING ROOM

16ft 8in x 12ft 8in.

5.08m x 3.86m

Window to the front aspect; vaulted ceiling; ceiling and wall light points; under floor heating; solid oak flooring; opening to:-

KITCHEN

13ft 3in x 12ft 5in.

4.04m x 3.78m

Velux skylight window and vaulted ceiling with painted exposed beams; handmade and hand painted kitchen units with hardwood work surfaces; inset sink with mixer tap; integrated dishwasher and fridge/freezer; built in stainless steel oven with inset hob and extractor hood over; ceiling light points; under floor heating; solid oak flooring.

GARDEN TERRACE

Off the sitting room there is a secluded garden terrace with mature plants, ample room for a table and chairs and a water feature.

OUTSIDE

The property benefits from the use of a shared courtyard garden. The maintenance of the garden is covered in the service charge.

LOCAL AUTHORITY

Suffolk Coastal District Council.

BANDING

E

SERVICE CHARGE

There is an annual service charge of approximately £2,200 per annum. Covered within this cost is building insurance, exterior decoration and maintenance and upkeep of the communal courtyard garden.
Ground Rent of £300 per annum.

LEASE

The lease runs for 125 years from December 2008.

SERVICES

We understand mains water, electricity and drainage are connected.

VIEWING

Strictly through the Saxmundham office - please telephone (01728) 605511.

REF: 4006

AWAITING
FLOOR PLAN