

## Flat 2 St. James Court Deben Road Saxmundham



### **A one bedroom ground floor leasehold apartment that requires some refurbishment.**

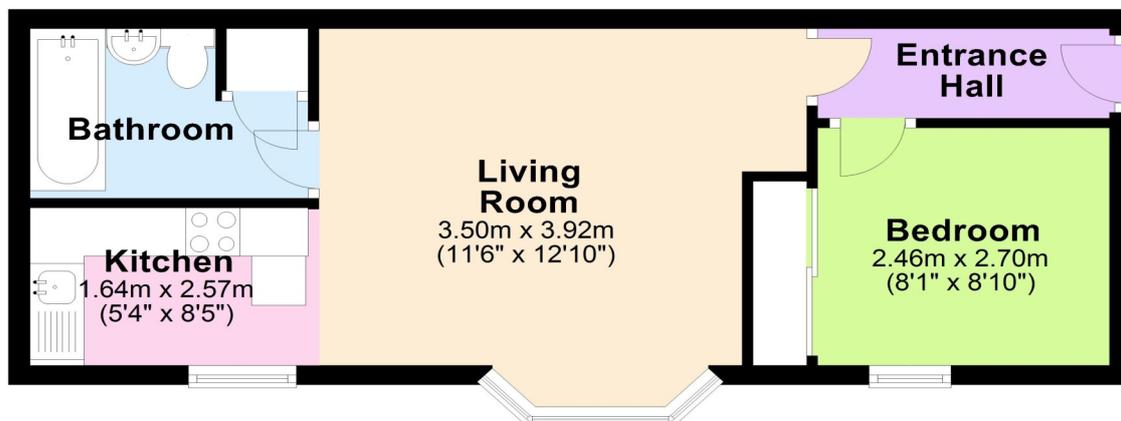
Situated in a popular residential area close to Saxmundham town centre all local amenities and within walking distance of the High Street and railway station. The property, which is part of a purpose built complex, is heated by modern electric heaters and benefits from uPVC double glazing. The sitting room has a bay window which overlooks the communal gardens and opens to the kitchen with modern units, electric oven and hob. There is a double bedroom with built in wardrobe cupboards and a bathroom with a modern suite.

The apartment benefits from an allocated parking space.

**GUIDE PRICE £115,000 LEASEHOLD**

## Ground Floor

Approx. 32.0 sq. metres (344.2 sq. feet)



Total area: approx. 32.0 sq. metres (344.2 sq. feet)

Mortimer EPC  
Plan produced using PlanUp.



TENURE Leasehold

TERM 999 years from 1st January 1990

Management fees are £550 per annum. Payable to St. James Court Management Co. Ltd.

As with all leases there are restrictive clauses: for example no pets allowed and no business activities.

ENERGY RATING: C

Saxmundham has excellent amenities including both Tesco and Waitrose supermarkets, fine local shops, galleries and restaurants. The town has a Wednesday market and a railway station which provides connecting services to London Liverpool Street station, Norwich, Cambridge, and Lowestoft. Attractions in this part of Suffolk include the world famous Snape Maltings Concert Hall which is home to the Aldeburgh Festival and the attractions of the seaside town of Aldeburgh and Southwold. There are wonderful walks at nearby Tunstall Forest and along the Alde estuary at Iken Cliff, ancient castles to explore at Framlingham and Orford and golf courses at nearby Halesworth, Southwold and Thorpeness. Saxmundham has both a primary school and a high school.

### LOCAL AUTHORITY

East Suffolk District Council, Council Offices, East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT

01394 383789

### VIEWING

By appointment with:

**Jennie Jones Estate Agents**

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Saxmundham,  
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### SERVICES

Mains water, electricity and drainage

E: saxmundham@jennie-jones.com