

Flat 42 St. James Court Deben Road Saxmundham, Suffolk

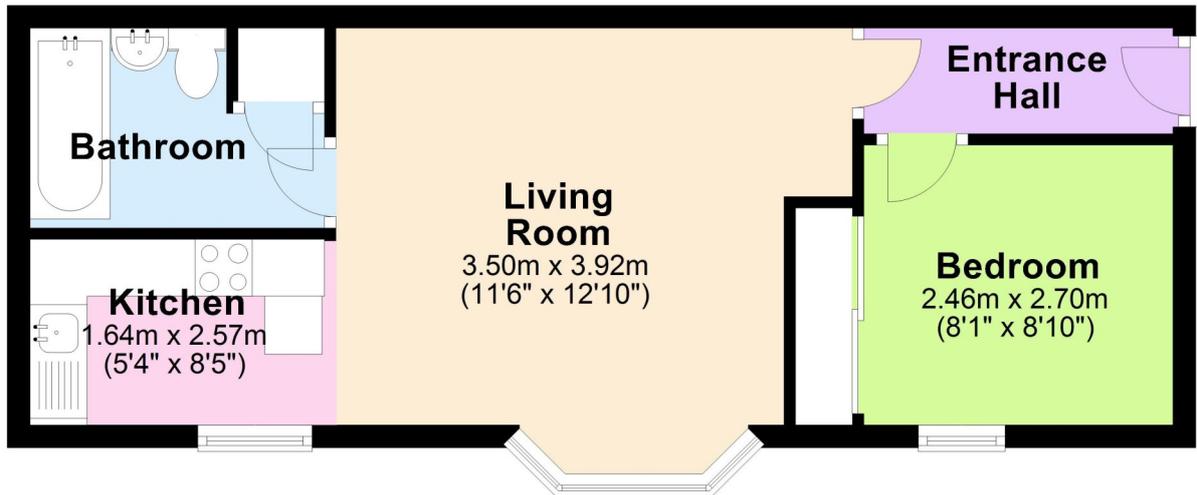


ATTENTION INVESTORS—A one bedroom first floor flat in outstanding order.

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 sitting room has a bay window which overlooks the communal gardens and opens to the kitchen which was refitted about 3 years ago and has fitted units and built in oven and hob. There is a double bedroom and a bathroom with a modern suite and the property benefits from UPVC double glazing . Outside the apartment has an allocated parking space.

NB: Interested parties are advised that the property has an existing tenant who has a shorthold tenancy agreement until 1st April 2023 at £400 per calendar month which will be paid to the new owner - thereafter the apartment would expect to generate a monthly income (at today's rates April 2022) of approximately £525 per calendar month.

GUIDE PRICE : £130,000 Leasehold



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

Mortimer EPC
Plan produced using PlanUp.



Saxmundham has excellent amenities including both Tesco and Waitrose supermarkets, fine local shops, galleries and restaurants. The town has 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 towns 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.

LOCAL AUTHORITY

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

01394 383789

COUNCIL TAX BAND: A

SERVICES

Mains water, electricity and drainage

VIEWING

By appointment with:

Jennie Jones Estate Agents
26 High Street,
Saxmundham,
Suffolk IP17 1AB

T: (01728) 605511

E: saxmundham@jennie-jones.com

TENURE Leasehold - 999 years from 1st January 1990

Management fees are approx. £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.