



UPPER FLAT, Highbury House,
Station Approach, Saxmundham, Suffolk IP17 1BW
GUIDE PRICE: £159,995 LEASEHOLD

**A first and second floor flat offering spacious accommodation with an attractive outlook from the upper floor.
Entrance Hall; Sitting Room; Fitted Kitchen; Second floor landing;
Two Double Bedrooms; Bathroom; Parking space**

26 HIGH STREET SAXMUNDHAM, SUFFOLK IP17 1AB Tel: 01728 605511

THE PROPERTY: This excellent flat offers light and spacious accommodation over two floors and has well proportioned rooms with high ceilings. The property benefits from gas fired heating (the boiler having been replaced this year) and sealed unit double glazed windows throughout. Having two double bedrooms and an attractive outlook from the upper floor the flat has been let out and would seemingly be suitable for the investor but is worthy of consideration as a full time residence or holiday bolthole and thus viewing is strongly recommended.

LOCATION: Saxmundham offers an excellent range of local amenities including a Waitrose and Tesco supermarket, a Primary School and recently opened Free School. There is a vibrant High Street and a Wednesday market together with art galleries, pubs and restaurants. The attractions of the Suffolk Heritage Coast lie within convenient reach by car and include the world famous Snape Maltings Concert Hall which is home to the internationally renowned Aldeburgh Festival. The seaside towns of Aldeburgh and Southwold lie within convenient reach by car and other attractions include nature reserves at Minsmere, Havergate Island and Shingle Street, ancient castles at Framlingham and Orford and golf courses at Aldeburgh, Thorpeness, Halesworth and Hinton. The railway station at Saxmundham provides a regular service to London (Liverpool Street) via Ipswich..

The accommodation comprises External staircase from the ground floor leads to the front door providing a small seating area.

ENTRANCE HALL Front door. Wall mounted gas-fired boiler. Fitted carpet. Staircase to the second floor. Understair recess.

SITTING ROOM 4.76m x 3.94m A double aspect room with UPVC double glazed window and secondary glazed bay window. Fitted carpet. TV point. Opens to the kitchen

KITCHEN 3.90m x 2.88m Fitted with laminated worktop surfaces. Single drainer stainless steel sink with mixer taps and tiled splashbacks, cupboards under. Base level units with wall mounted cupboards. Washing machine. Tall fridge/freezer. Four ring gas hob. Double electric oven. Extractor hood. UPVC double glazed window.

SECOND FLOOR LANDING

BEDROOM ONE 4.02m x 2.97m UPVC double glazed window. Built-in wardrobe. Radiator.

BEDROOM TWO 3.32m x 2.91m A rear aspect room with UPVC double glazed window. Radiator. Views over Saxmundham's roof scape towards the Church.

BATHROOM White suite panel bath with over bath shower and glazed shower screen. W.C and washbasin. Radiator. UPVC double glazed window.

OUTSIDE Allocated parking space.

TENURE: The property is leasehold and a 150 year lease was granted on 10th August 2000.

GROUND RENT: We understand that the ground rent is currently £50 pa.

SERVICE CHARGE: We understand that all work to the property and buildings insurance is split into 3 and shared with other two flats.

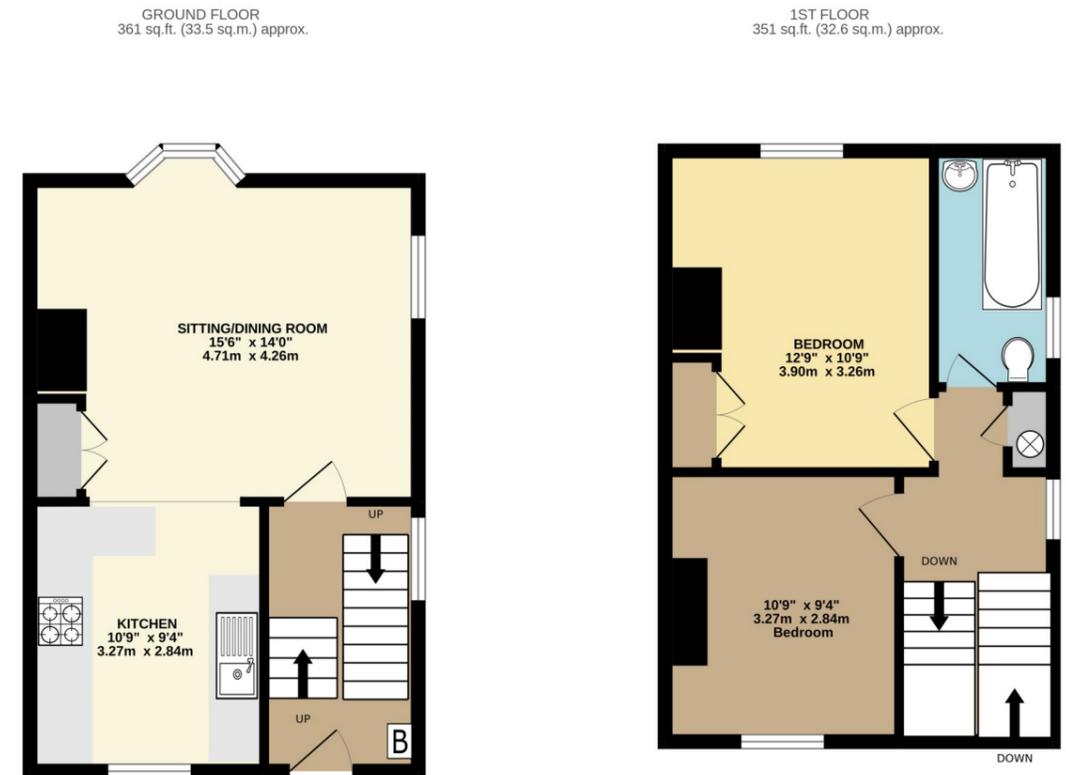
LOCAL AUTHORITY: East Suffolk District Council, Council Offices, East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT Tel: 01394 383789

COUNCIL TAX BAND: = A

SERVICES; Mains gas, electricity, drainage and wate are available to the property. Central heating is provided by a gas fired boiler located in the entrance hall with radiators throughout the property..

VIEWING: By appointment through Jennie Jones Estate Agents. Tel: 01728 605511. email: saxmundham@jennie-jones.com

EPC RATING = D



TOTAL FLOOR AREA : 712 sq.ft. (66.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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