



Castle Brooks, Framlingham, Suffolk





A spacious top floor TWO BEDROOM TWO BATHROOM flat in a Hopkins Homes property built to a high standard ** WALKING DISTANCE TO FRAMLINGHAM ** COMMUNAL GARDEN ** ALLOCATED PARKING SPACE **FULLY FURNISHED **

LOCATION The market town of Framlingham is well known for its twelfth century castle and church, the Market Hill and is surrounded by a range of interesting independent shops and a variety of restaurants. It is also the site of a twice weekly market selling fresh fish, bread, fruit and vegetables. There is an independent secondary school Framlingham College, plus the world award winning state secondary school Thomas Mills and a primary school. Wickham Market train station is approximately 5 miles with links via Ipswich train station and offers a main line service to London Liverpool Street which takes just over an hour. The Heritage Coastline at Aldeburgh lies approximately 17 miles away.

OFFERS OVER £180,000

SOLD AS SEEN - FULLY FURNISHED

- Large Entrance Hall
- Kitchen/Sitting/Dining Room
- Main Bedroom with En-Suite Shower Room
- Further Double Bedroom
- Family Bathroom
- Communal Garden
- Cycle and Bin Store
- Allocated Parking Space
- NO ONWARD CHAIN



CASTLE BROOKS - INTERIOR This apartment can be accessed from both the front and back of the building. Flat 7 is a lovely spacious apartment and being on the second floor has lovely views over Framlingham rooftops with St. Michaels Church in the distance. There is a large landing which is light and airy being dual aspect and Flat 7 is the only apartment on this level. An Entrance Door welcomes you into a large Entrance Hall and has three storage cupboards, perfect for coats, shoes, hoovers etc and one has shelving with a radiator at the back and is used as an airing cupboard. A door to the left leads into the spacious Sitting/Dining and Kitchen which is open plan and is dual aspect. The Sitting Area is carpeted and the Kitchen/Dining Area has a tiled flooring. The Kitchen has a range of contemporary wall and base units with laminate worktops over, electric oven, gas hob and extractor above, space for a fridge/freezer, washing machine and dishwasher (which may be sold under separate negotiation if required). The Main Bedroom has a window to the side and a built-in floor to ceiling fitted wardrobe and a door leads into the En Suite Shower Room with large shower cubicle, wash hand basin, corner mirrored cupboard and a wc with opaque window above. There is a further double bedroom also with a fitted wardrobe and a window to the side. The Family Bathroom has a bath with shower over and shower screen to the side, wash hand basin, wc and opaque window. This completes the accommodation of this immaculate apartment and will not be on the market for long. Call now on 01728 724566 to book a viewing.

CASTLE BROOKS - EXTERIOR The property benefits from one parking space and there are also visitors spaces nearby. There is an enclosed Communal Garden through a gate to the left of the cycle and bin store.

TENURE The property is Leasehold and has 115 years remaining from 2013 and vacant possession will be given upon completion.

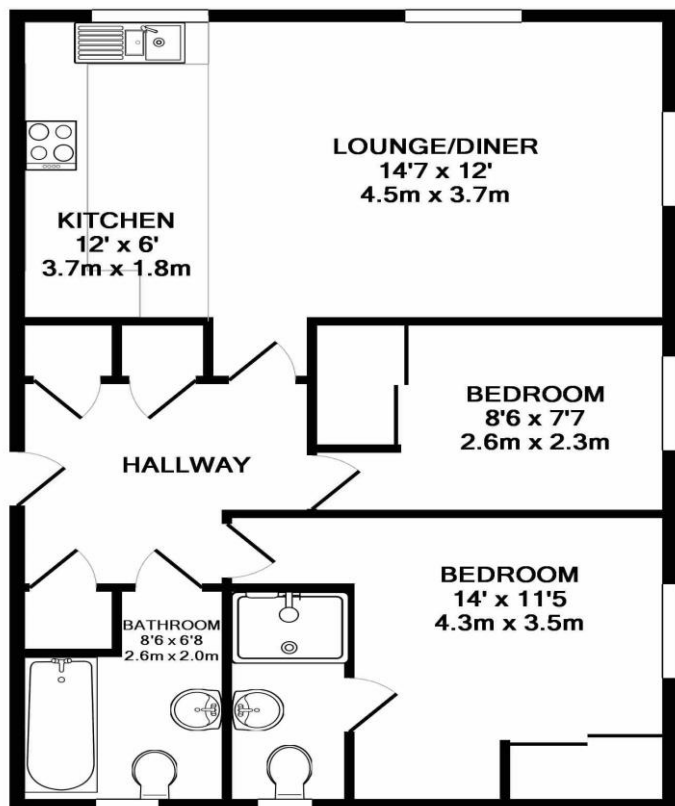
LOCAL AUTHORITY East Suffolk **Tax Band:** B **EPC:** C **Postcode:** IP13 9SG

SERVICES Gas central heating, mains drains, water and electricity, double glazed throughout

FIXTURES AND FITTINGS Property is sold as seen fully furnished except for personal items and TV's.

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing. Please note that there is a service charge which is approximately £1450 a year which covers the buildings insurance, sink fund and maintenance of all communal areas





TOTAL APPROX. FLOOR AREA 638 SQ.FT. (59.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.



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