



Flat 1, 7 Ashground Close, Trimley St. Martin, IP11 0YA

GUIDE PRICE £120,000 LEASEHOLD

A modern well-presented self-contained apartment situated on the ground floor of this purpose built development constructed in the 1980s.

The accommodation briefly comprises entrance hall, lounge, modern fitted kitchen and shower room and one double bedroom. Further benefits include communal gardens, a single garage located in a block nearby, electric heating in addition to a gas living flame effect fire and UPVC sealed unit double glazed windows.

The property is situated in a residential cul-de-sac in the village of Trimley St Martin, a short distance from open countryside and with easy access via the A14 to the County town of Ipswich with links to London via Liverpool Street and is within three miles of Felixstowe's main town centre with sea, promenade, cafes, restaurants and shops available.

COMMUNAL ENTRANCE DOOR

With personal door to :-

ENTRANCE HALLWAY

Built in double door cloaks cupboard, built in airing cupboard with pre-insulated lagged hot water cylinder.

LOUNGE 14' 4" x 13' 3" (4.37m x 4.04m)

Wall mounted coal effect living flame fire, TV point, electric thermostatically controlled radiator, coved ceiling, UPVC sealed unit double glazed window to the front aspect.

KITCHEN 10' 2" x 4' 10" (3.1m x 1.47m)

Re-fitted with a comprehensive range of modern wood grain effect finished units comprising base cupboards and drawers with work surfaces over, inset stainless steel single bowl sink unit with matching drainer and mixer tap, tiled splashbacks, matching eye level cupboards, wine rack, space for fridge/freezer, space for electric cooker, space and plumbing for automatic washing machine.

BEDROOM ONE 13' 6" x 10' 6" (4.11m x 3.2m)

Electric thermostatically controlled radiator, built in shelved storage cupboard, UPVC sealed unit double glazed window to the rear aspect.

SHOWER ROOM

Re-fitted with a modern white suite comprising double size glazed corner shower cubicle with twin head shower, wash hand basin with vanity cupboards below, low level WC, waterproof wall paneling, extractor fan, electric heated towel rail/radiator.

OUTSIDE

The property benefits from a single garage with up and over door. Additionally the property has one parking space, also the property stands within communal gardens with prime areas, lawn and mature tree and shrub borders.

TENURE - LEASEHOLD

We understand from the vendor there is the remainder of a 99 year lease with approximately 76 years remaining.

GROUND RENT

£79.50 payable every six months

SERVICE CHARGE

We understand the service charge is approximately £450 per annum.

COUNCIL TAX

Band 'A'







Address: Flat 1, 7 Ashground Close, Trimley St. Martin, FELIXSTOWE, Suffolk, IP11 0YA
RRN: 8421-7125-1220-2987-4926

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO2) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 

