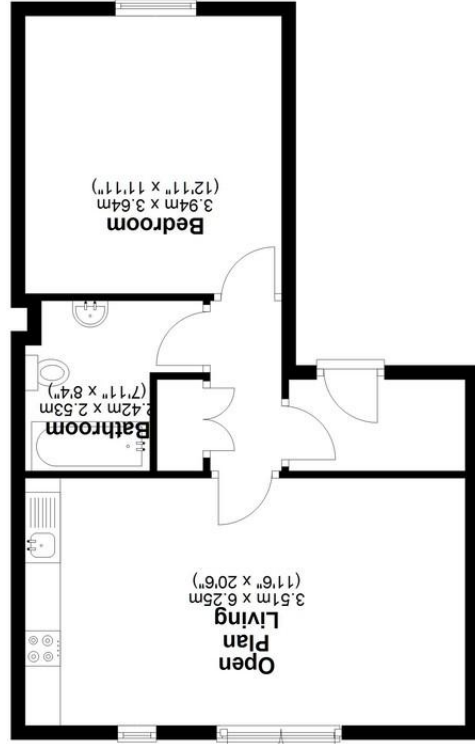




**Druce Estate & Letting Agents Ltd**  
 3 High Street, Leiston,  
 Suffolk, IP16 4EL 01728 833 887  
 sales@druceestateagents.co.uk

Total area: approx. 49.3 sq. metres (530.7 sq. feet)



Ground Floor  
 Approx. 49.3 sq. metres (530.7 sq. feet)



**About us:** Druce Estate and Letting Agents is a vibrant, independent, family run business, which was opened in April 2011 by Linda and Oliver Druce. In 2017 they expanded their services to include a bespoke service to encompass The Finest Coastal and Country Homes of Suffolk. They have over 30 years of experience in the industry both locally and in Canada and always strive to give their customers an outstanding service and successful results.

**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. All measurements are approximate and should be verified by the purchaser. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



**Leiston, Suffolk, IP16 4GW**

**£160,000**

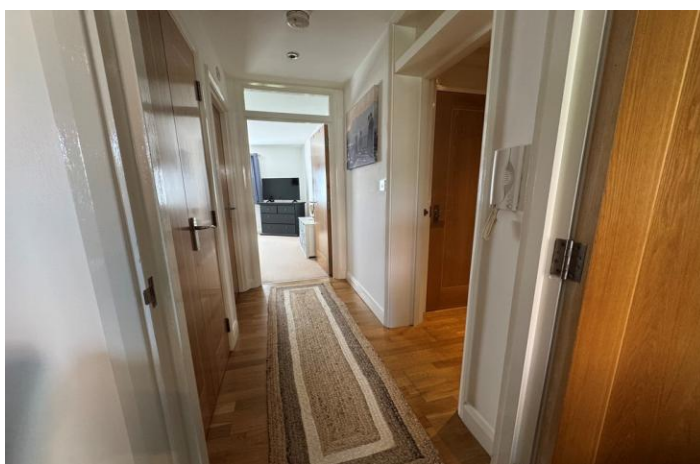
## Property Summary

Druce Estate & Letting Agents are pleased to offer to the market For Sale this immaculately presented ground floor 1-bedroom spacious apartment which has a fully enclosed garden & allocated parking space. Good quality kitchen, fully integrated appliances, a mix of oak veneer floors/carpets and new wooden French doors to garden. Located just a short walk to local shops/amenities and a 5-10-minute drive from the Coast and Saxmundham with train links to London. Excellent opportunity to live in or rent out. Currently rented until November 2025, tenant happy to stay on or offer vacant possession on completion of Sale.

No Chain

## Property Features

- Stylish 1 bedroom ground floor apartment
- Modern fully equipped kitchen
- Enclosed West facing garden
- Allocated parking space
- Secure central intercom system
- Live in or rent out
- entrance hallway/storage area + boiler airing cupboard
- 5/10 Minutes' Drive to Coastal Areas, Sizewell Power Station, Thorpeness, Aldeburgh, Minsmere RSPB & S
- Short walk to local shops & amenities NO CHAIN
- Currently rented until November 2025- tenant happy to stay on or offer vacant possession



### Property Description

Approximate internal floor area 49.3 Sq Mts (530.7 Sq Ft)

#### COMMUNAL ENTRANCE

Accessed via a security door on an entry phone system giving access to the Front door of no.2

#### HALLWAY

Oak engineered floor covering which continues through to the living room. A cupboard housing the pressurised water cylinder with slatted shelving and coat hanging space. Inset ceiling spotlights.

#### KITCHEN/LIVING/DINING ROOM (3.51m x 6.25m) 20' 6" x 11' 6"

Oak engineered floor covering. Windows to the rear aspect which look out to the garden, fully fitted kitchen with upper and lower cabinets. Integrated fridge freezer, dishwasher and washer/dryer. The electric oven has a 4-ring hob with extractor fan above. Spotlights to the ceiling. New French doors to garden.

#### BATHROOM (Internal)

Panelled bath with a shower attachment over and a shower screen, Close coupled W/c and pedestal hand basin. Heated towel rail, tiled floor and extractor fan.

#### BEDROOM (3.94m x 3.64m) 12' 11" x 11' 11"

Windows to the front aspect.

#### OUTSIDE

The property has an allocated parking space to the front and a low maintenance lawned garden to the rear, which is bordered by wood panel fencing and flower beds. Set on a commanding corner surrounded by generous communal lawns and mature trees.

### Agents Note

Lease period: 982 years remaining  
Ground rent £150.00 per annum  
Service charge £1,160.97 per annum

### Viewings

By accompanied appointment with a member of staff.

### Local Authority

East Suffolk Council, Council Offices, Station Road, Melton, Suffolk IP12 1RT Tel: 01394 383 789

Tel: 01394 383 789

### Tax Band

Council Tax Band A.

**NB** Items depicted in the photographs are not necessarily included in the sale.

### Services

Electricity, gas, mains drain, and water are connected to the property.

### Thinking of moving?

Can we help you with an up-to-date valuation of your property? We can also recommend excellent professionals for a mortgage or legal representation.

