



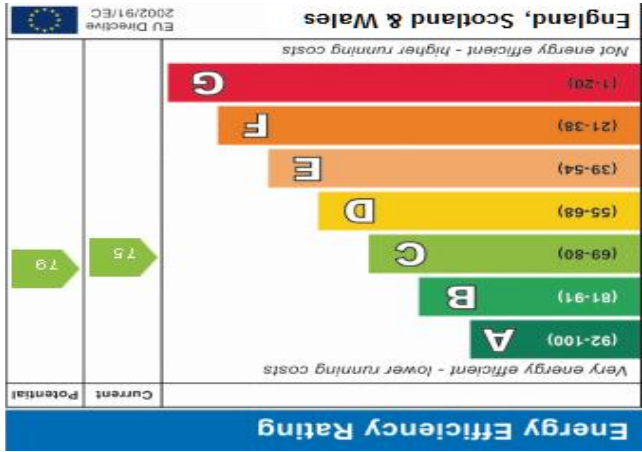
Leiston

Leasehold

Guide Price £175,000

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 there 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.

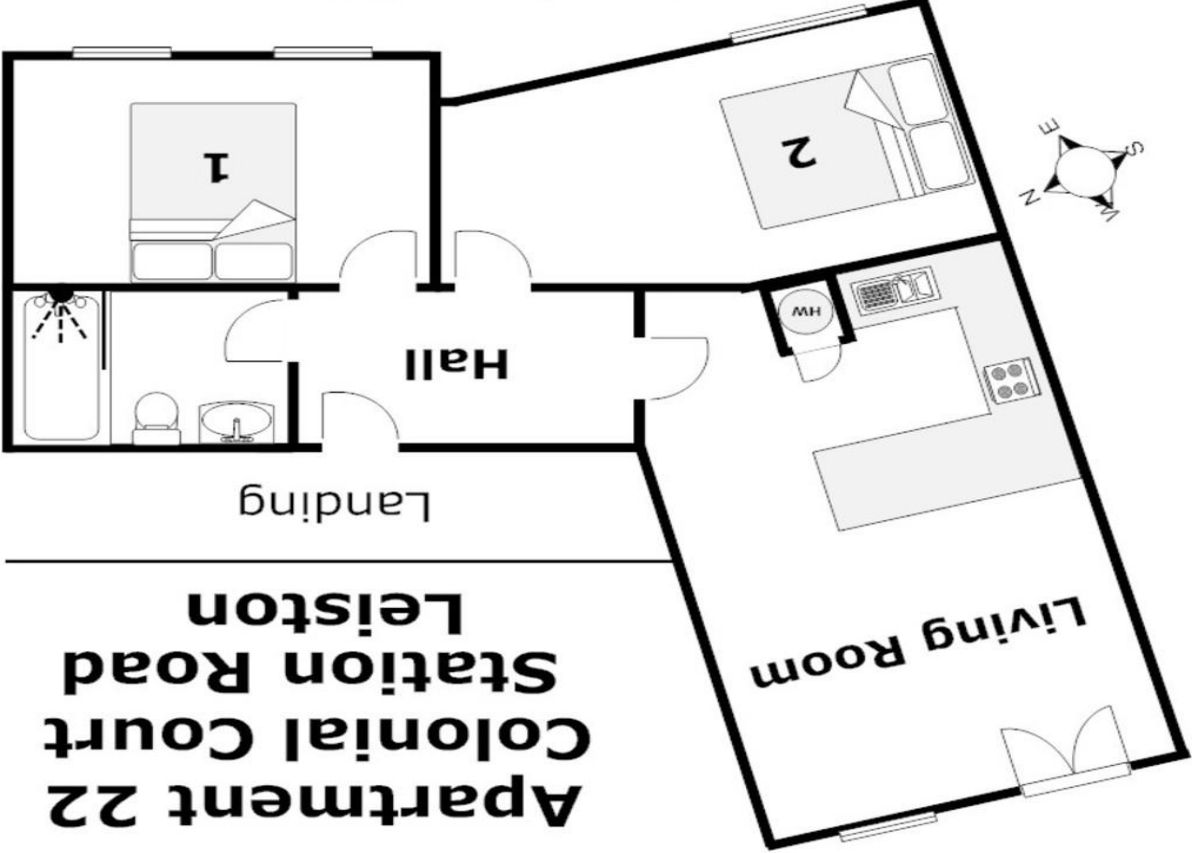
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. All measurements are approximate and should be verified by the purchaser. A Buyer is advised to obtain 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. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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



Every effort has been made to ensure the accuracy of these plans, they are not Architect/Surveyor's drawings. They are intended as an approximate representation of the property for illustration purposes only. Some elements may have been simplified & some elements may have been omitted. Every detail shown including quoted area is approximate, no guarantee as to their accuracy can be given or assumed.



Apartment 22
Colonial Court
Station Road
Leiston

Property Summary

Investors! Impressive, spacious, 2 double bedroom apartment with an amazing open plan kitchen/living space with high ceilings and oak flooring. This stylish apartment has an allocated parking space and overlooks Colonial Park. It is just minutes’ walk to town center and short drive to Aldeburgh, Thorpeness and Sizewell. Perfect for investors/Bolt Hole.

NO ONWRAD CHAIN!

Property Features

- Elegant First Floor 2 Bedroom Apartment
- Tasteful, Impressive and Spacious with High Ceilings
- Bright Open Plan Kitchen & Living Room with a West Facing Juliette Balcony
- Engineered Oak Floors and Doors Throughout
- Secure Entry System
- Individually Controlled Electric Radiators
- Allocated Parking Space
- Short Walk to Shops/Amenities and only a 5/10 Minute Drive to the Coast
- Potential Rent £825 pcm Unfurnished
- **NO ONWARD CHAIN!**



Property Description

Approximate Internal Floor Area:
689 Sq. Feet (64 Sq. Meters)

This Property Comprises Of:

Access: The apartment is accessed via the grand front entrance steps to a set of double doors with secure entry system into the communal entrance hallway. Continue up 2 short, wide flights of stairs to the first floor. Number 22 is the far-right apartment. Entrance Door to:

Hallway: Security intercom system. Oak stripped floors throughout. Doors to:

Open Plan Kitchen/Living Area:
20’ x 15’ 3” (6.41m x 4.66m)

Window and French doors to Juliette balcony to rear. Extensive range of upper and lower cabinets with integrated oven, built in hob with extractor fan above, integrated fridge/freezer and washing machine. Breakfast bar which separates the kitchen and living area. Airing cupboard housing hot water tank.

Bedroom 1:
15’ 10” x 9’ 1” (4.83m x 2.78m)

Window to front aspect. Built in mirrored door wardrobe.

Bedroom 2: 12’ x 8’ 4” (3.76m x 2.56m)

Windows to front aspect. Built in mirrored door wardrobe.

Bathroom: Panel bath with wall mounted shower and adjustable shower head, pedestal hand basin and low flush WC. Extractor fan and heated towel rail.

OUTSIDE

Parking: There is an allocated parking space with an addition visitor parking space.

About the Leiston Area: The town of Leiston is about a mile and a half inland from the glorious Heritage coastline and close to Aldeburgh seaside town and Thorpeness plus Snape and Minsmere. Leiston offers a good variety of shops/supermarket, library, bank, doctors/dentist, recently updated leisure/swimming center, Edwardian cinema and a good Primary and Secondary school. Nearby Saxmundham offers a further two supermarkets and a host of amenities including a railway station to Ipswich and Lowestoft with connections to London and Norwich.

Local Authority - East Suffolk Council, Council Offices, Melton Hill, Woodbridge, Suffolk IP12 AU
Tel: 01394 383 789

Tax Band B

Leasehold: 999 year lease 983 years remaining
Maintenance charge: £1,000 approx. p.a
Ground Rent: £200 approx. p.a

Potential Rent: £725 pcm Unfurnished

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

Services - Electricity, mains drains, and water are connected to the property.

