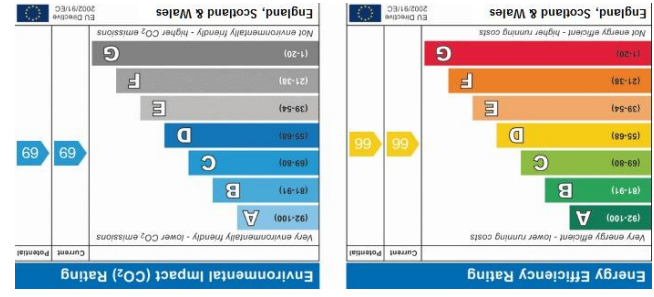




**Druce Estate & Letting Agents Ltd**  
 3 High Street, Leiston,  
 Suffolk, IP16 1RH 01728 833 887  
 suffolk@druceestateagents.co.uk



**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 MISCRIPTIONS 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**

**GUIDE PRICE: £130,000-£140,000**

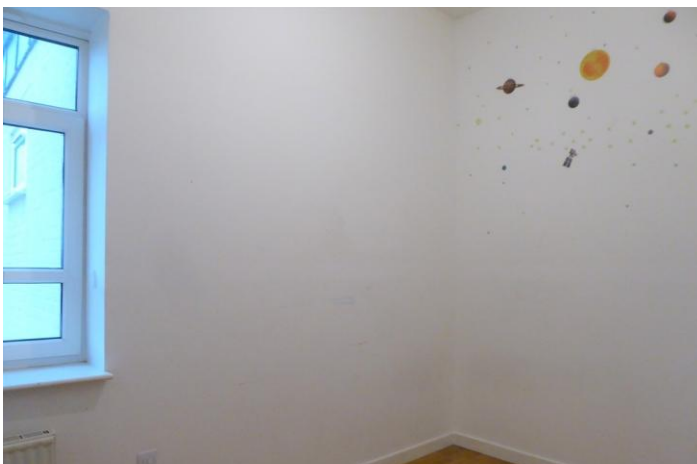


## Property Summary

A modern 2 bedroom first floor flat with elegant high ceilings, sash windows, parking. Situated overlooking Colonial Park and yet within walking distance of the High Street and local facilities and a short drive from the glorious Heritage Coast. Ideal FTB, Investment Opportunity or holiday home.

## Property Features

- COMMUNAL ENTRANCE HALL WITH SECURITY INTERCOM
- ENTRANCE HALL
- OPEN PLAN LIVING DINING AND KITCHEN
- SHOWER ROOM
- 2 BEDROOMS
- WOOD FLOORING THROUGHOUT
- HIGH CEILINGS
- PARKING
- MAIN LIVING AREA OVERLOOKING WOODED PARK
- GREAT LOCATION NEAR SHOPS AND COAST



### PROPERTY DETAILS

#### COMMUNAL ENTRANCE DOOR WITH SECURITY LEADING TO

Communal Entrance Hall with stairs to First Floor and access to Entrance Door with intercom.

Doors leading through to:

**OPEN PLAN LIVING DINING ROOM : 14`1" x 10`4".** 2 Windows over parkland, wood flooring, open plan through to

**KITCHEN: 10`1" x 5`2".** Fully integrated kitchen, fitted with a matching range of wood finish wall and base units, all providing storage space, work surfaces above incorporating stainless sink and drainer unit with mixer tap, electric hob with extractor hood above, tiled splashbacks, integrated fridge / freezer, slimline dishwasher, oven, washer / drier. Wood finish flooring.

**SHOWER ROOM:** Fitted with a tiled shower cubicle with wall mounted shower, close coupled w.c, pedestal wash hand basin, chrome heated towel rail / radiator, cupboard housing hot water cylinder.

**BEDROOM 1: 11`4" X 7`1".** Window to rear aspect.

**BEDROOM 2: 11`7" X 5`7".** Window to rear aspect.

**OUTSIDE:** Allocated parking space.

#### VIEWINGS

By accompanied appointment with a member of staff. Masks to be worn at all times on the viewing and only 2 applicants to view per property.

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

#### 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.

**NB: These particulars are in a draft format and yet to be verified by the Seller and therefore may be subject to change.**

**LEASE DETAILS: 125 Year Lease with 114 remaining.**

**ESTIMATED RENTAL INCOME: £625 per month (5.77 yield).**

