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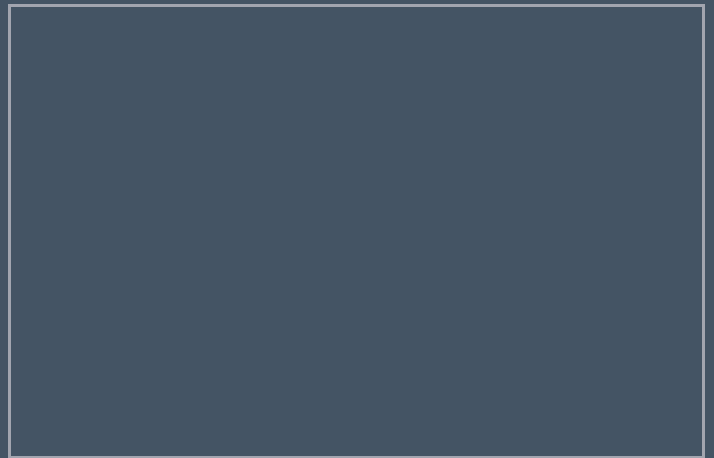


## 1 Calais Street, Hadleigh, IP7 5EW

- Located just off the town's High street
- Deceptively spacious living space
- Nice fitted kitchen
- Allocated parking space
- Ground floor apartment with private entrance door
- Two bedrooms
- 99 years extension to the lease
- Just a few minutes walk to the shops

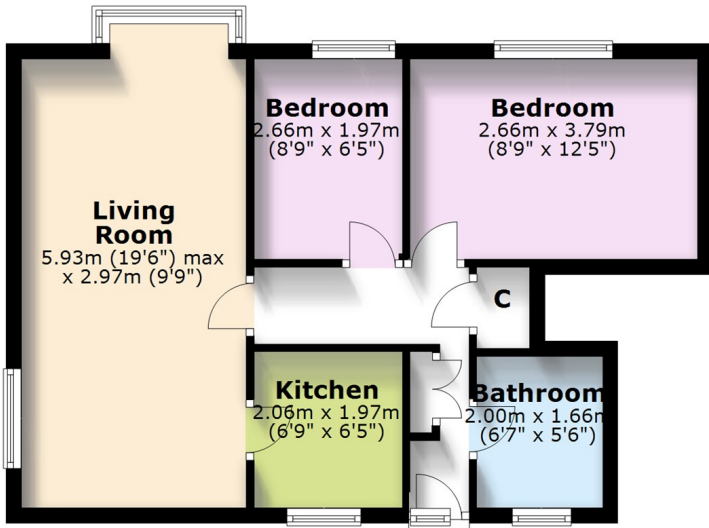
**\*\*RECENTLY EXTENDED LEASE\*\*** A BRILLIANT opportunity to PURCHASE this very SMART and well PRESENTED GROUND floor APARTMENT located in an ENVIABLE position just off the High street and only few minutes WALK to the shops. The property which benefits from a recently extended 99 year lease plus the original 64 years includes its own PRIVATE entrance door, generous sized LIVING room, fitted KITCHEN, MODERN bathroom, TWO bedrooms and allocated PARKING space.





## Ground Floor

Approx. 48.0 sq. metres (517.2 sq. feet)



Total area: approx. 48.0 sq. metres (517.2 sq. feet)

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## EPC

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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ESTATE AGENT GUIDE  
2021 : EXCEPTIONAL

SALES

