



## The Orchard

, IP27

Offers over £100,000



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## Description

Molyneux Estate Agents are excited to offer this well presented retirement flat, located towards the centre of Brandon, a sought after market town within Suffolk, close to the Norfolk border. The home is conveniently situated within close proximity of the nearby Tesco supermarket.

The property is available to buyers of the age 55 and over only, and sadly no pets are permitted. The property enjoys use of a communal garden to the rear, as well as a communal lounge, an ideal spot to socialise with some of the neighbouring residents if desired.

The flat itself is found on the first floor, with a stair lift fitted for access if needed. There is a welcoming landing with the door to this flat opening to an inner entrance hall. The hall opens to the lounge, both bedrooms and the shower room, whilst the lounge leads on to the kitchen. There is also a built in airing cupboard housing the hot water tank, plus a further storage cupboard.

The lounge and kitchen both have windows to the front aspect. The kitchen includes a range of fitted wall and base units with worktop over, as well as a built in double oven/ grill, inset induction hobs with an extractor fitted above, plus the stainless steel sink and drainer. There is also space for a washing machine and fridge-freezer.

The two bedrooms both have windows to the side aspect, with the larger bedroom enjoying two built-in double wardrobe, with bedroom two also having a built in double wardrobe of its own. The modern shower completes the accommodation, and is a modern, fully tiled suite, comprising the walk in shower cubicle, WC, wash hand basin and a heated towel rail.

The property has sealed unit UPVC windows throughout, and an electric heating system.

An internal viewing comes highly recommended, contact Molyneux Estate Agents of Brandon to arrange.

## Measurements

Entrance Hall

Lounge- 15' 1" x 11'

Kitchen - 11' 1" x 6' 7"

Bedroom 1 - 11' max x 10' 4"

Bedroom 2 - 8' 10" plus door recess x 8' 2"

Shower Room - 6' 4" x 5' 5"

## Agents Note

This property is Leasehold. There are 62 years remaining of a 99 year lease

Service Charge (inc Buildings Insurance) is £225.85 per month, which is payable to Sanctuary Housing

Ground Rent is £5 per month

Council Tax Band - B

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

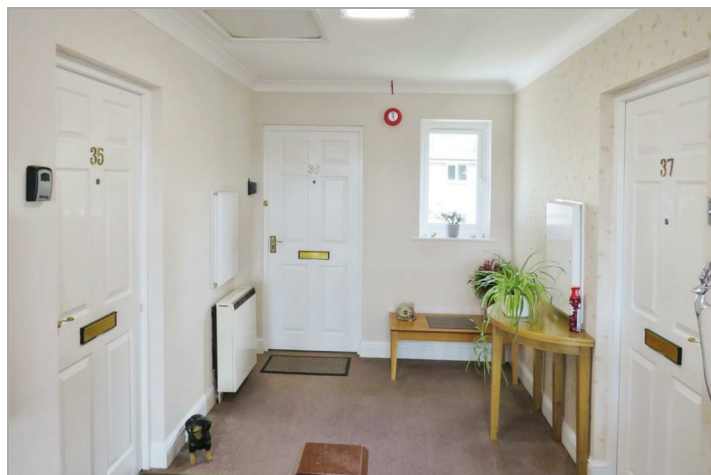
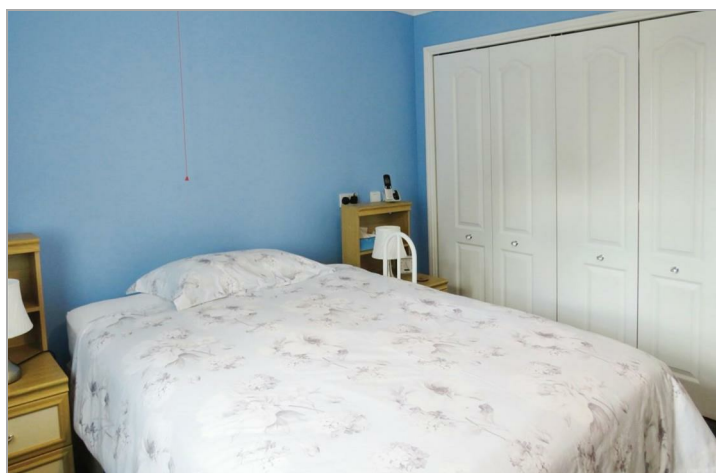
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by

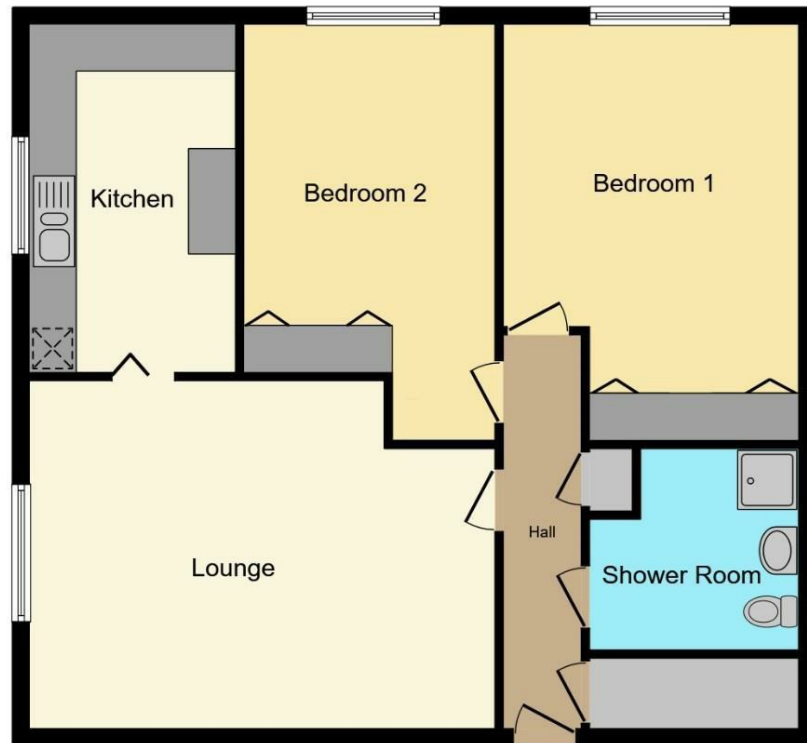
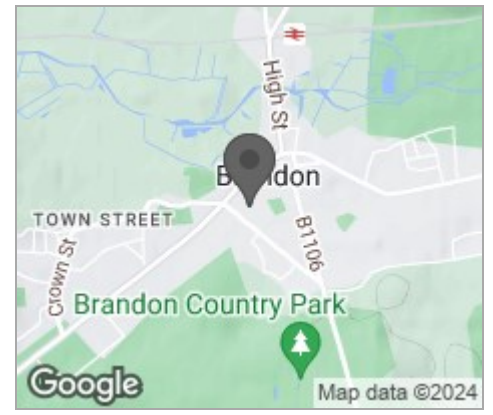
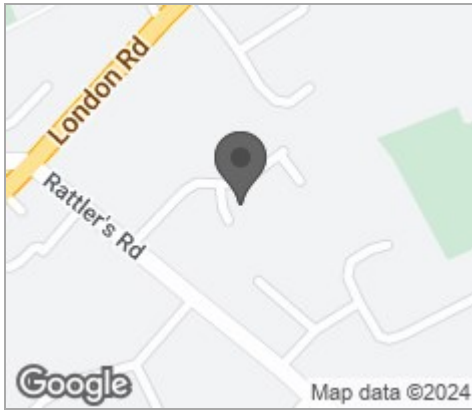
Tel: 01842 818282



separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.



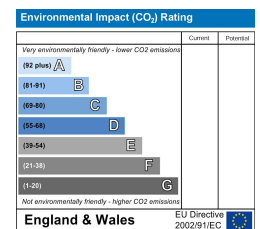
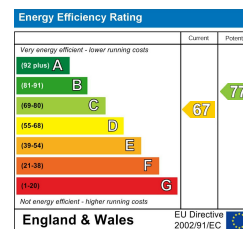


Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



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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