



The Maltings, Riverside Way

Brandon, IP27

Price £100,000

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Description

NO ONWARD CHAIN! This meticulously well presented **GROUND FLOOR APARTMENT** is conveniently located within **WALKING DISTANCE** of Brandon High Street amenities as well as Brandon Train Station and a local Aldi Supermarket. The property is offered to over 55's and overlooks The Little Ouse river as well as offering a communal lounge, lift, entry phone system, pull cord assistance, hair salon and launderette. There is also an on site manager, car park and attractive communal garden area.

Internally the apartment comprises a welcoming and spacious entrance hall which includes a useful storage/ airing cupboard which houses the hot water cylinder. There is one double bedroom which benefits from a built in wardrobe in addition to a generous sized lounge, a fully fitted kitchen and a modern shower room. It is worth noting, both the lounge and bedroom enjoy patio doors overlooking a stunning courtyard area and the river beyond that.

The kitchen offers a range of wall and base level units, ample space for freestanding appliances, stainless steel sink and drainer, integrated cooker as well as an electric hob with an extractor hood fitted over whilst the shower room includes a W.C, wash hand basin and an electric shower within a corner shower cubicle.

Outside the property benefits from access to attractive communal gardens which also overlook The Little Ouse River offering a pleasant outside area to socialise and relax.

Measurements

Kitchen - 7.71' x 7.35'

Lounge - 10.34' x 17.87'

Bedroom - 15.97' x 9.36'

Shower Room - 7.02' x 5.77'

Agents Note

This property is Leasehold. Lease length is 150 years, there are 142 years remaining.

Service Charge (includes Buildings Insurance): £3471.00 per annum payable to First Port.

Ground Rent: £464 per annum to Estates & Management Group.

Council Tax Band - West Suffolk, 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.

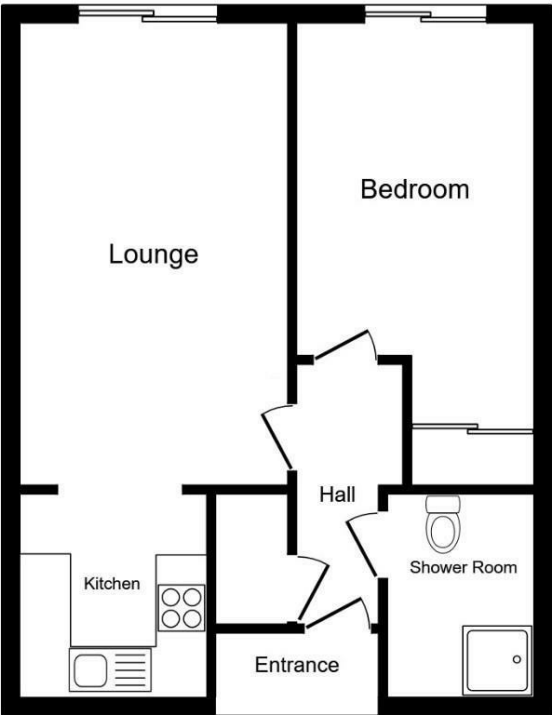
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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

Tel: 01842 818282



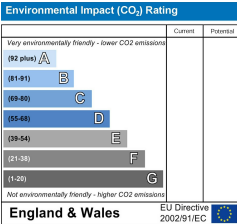
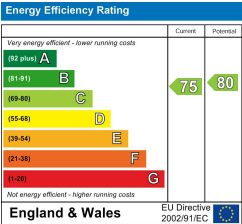


Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.