





Lloyds Place, High Street, Lakenheath, Brandon, IP27 9JS



welcome to

Lloyds Place, High Street, Lakenheath, Brandon

READY FOR OCCUPATION NOW! A stunning one bedroom apartment within the centre of a popular village! Offering a large kitchen / living room with a gorgeous vaulted ceiling, a modern finish with a range of intergated appliances and a rental valuation of £1100pcm, viewing is essential!

Summary

Lakenheath is an extremely popular village within Suffolk and is highly regarded with both homemovers and investors. Offering a wide range of local amenities, to include a local Co-Op store, various takeaways, a village pub and doctors surgery, all whilst being just a short commute away from the larger market town of Brandon, where you will find further amenities such as two supermarkets, a range of cafes and restaurants, primary and secondary schools and a main train line with direct links to Cambridge and Norwich, it truly is a great location.

On offer here is a range of one and two bedroom apartments, three of which are located on the ground floor and two to the first floor. Having previously been a bank, the building has been sympathetically converted to create a range of modern living spaces with a neutral interior, whilst still being able to retain the historic character of the building itself.

Each apartment comes with the benefit of access to communal gardens and private off road parking, creating great opportunity for those looking to get on the property ladder and buy their first home or invest in the local area.

A viewing is essential to appreciate the finish of these wonderful homes!

The Accommodation

Entrance door to:

Open Plan Kitchen / Living Room

22' max. x 14' 1" max. (6.71m max. x 4.29m max.)

Bedroom

11' 3" max. x 14' 1" (3.43m max. x 4.29m)

Shower Room













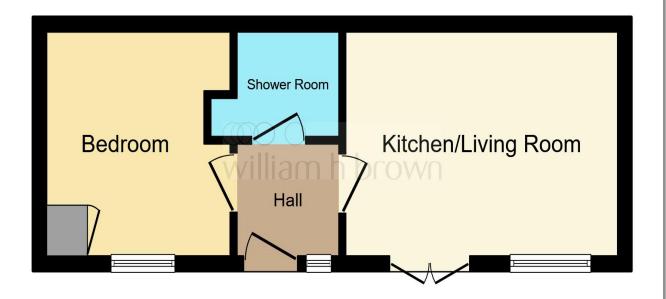
welcome to

Lloyds Place, High Street, Lakenheath, Brandon

- One Bedroom Apartment
- Sleek, Modern Finish Throughout
- Stunning Open Plan Kitchen / Living Room with Vaulted Ceiling
- Rental Valuation of £1100pcm!
- A Great First Time Buy or Investment!
- Central Village Location
- Forming Part of a Converted Bank on the High Street
- Access to Communal Gardens and Parking

Tenure: Freehold EPC Rating: Exempt

£190,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

view this property online williamhbrown.co.uk/Property/BRD109997



Property Ref: BRD109997 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01842 811058



Brandon@williamhbrown.co.uk



18-20 High Street, BRANDON, Suffolk, IP27 0AO



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.