

For Sale: Freehold of Whole and
Two Leasehold Flat Interests

DURRANTS
COMMERCIAL



Albany Court, Holton Road, Halesworth, IP19 8HQ
Guide Price: £ 325,000





LOCATION

Halesworth is a charming market town with a rich variety of local independent shops on the edge of the Suffolk Heritage Coast.

The north Suffolk market town of Halesworth is a pretty town with a wide range of independent shops mainly situated along a pedestrianised Thoroughfare and Market Place. There is a weekly market on Wednesdays. The town has a primary school, library, railway station and excellent bus links to other local towns.

Norwich the county city of Norfolk is located approximately 24 miles north, Ipswich the county town of Suffolk is 31 miles south and the popular regency resort of Southwold is only 9 miles to the east. A similar distance away is the heritage coastline and the nature reserves of Minsmere and Dunwich.

Halesworth has so much to offer from the Halesworth Arts Festival and numerous other events at The Cut arts centre, the annual Ink Festival which encourages aspiring writers, the Latitude Music Festival at Henham.



DESCRIPTION

The opportunity to purchase the Freehold of Albany Court, Holton Road, Halesworth, a complex of 4 flats in two blocks and a block of 4 garages all with excellent additional parking areas. Flats 1 & 2 offer two double bedrooms. Number 1 is currently let on a Shorthold Tenancy agreement with the tenant in situ and number 2 on the first floor was sold on a 99 year lease in 1982. Flat 3 & 4 have one bedroom each. Number 3 was also sold in 1982 on a 99 year lease and number 4 on the ground floor is currently vacant and should achieve a rent of £625pcm.

The leaseholders pay a ground rent and other outgoings including insurance on the complex.



ACCOMMODATION

Flat 1

A two-bedroom ground floor flat with a sitting room, kitchen/diner, hallway, two double bedrooms, family bathroom, off road parking for one car and allocated garage and communal parking.

Flat 4

A one-bedroom ground floor flat with sitting room/diner, kitchen with pantry, shower room, off road parking, allocated garage and communal garden.



Flat 1 Bedroom



Flat 1 Sitting Room



Flat 4 Kitchen



Flat 4 Sitting Room



OUTSIDE

Each flat enjoys the benefit of a single garage and off-road parking for one vehicle.

There is a communal garden area.



SERVICES

Mains water, drainage and electricity are connected. Heating is provided for by way of gas fired central heating through radiators. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).



DIRECTIONS

Form the agents Halesworth office by car, exit the public car parking turning left onto Saxons Way. At the roundabout take the third exit onto Quay Street. Continue for approximately 1/2 a mile and Albany Court will be found on the right hand side, just prior to Larks Rise.



LOCAL AUTHORITY

Each Suffolk Council.
Flats 1 – 4 are all within Council Tax Band A.



ENERGY PERFORMANCE CERTIFICATES

- Flat 1 – Current Rating D
- Flat 4 – Current Rating D



VIEWING

Strictly by arrangement with the agents Commercial Office 01379 851038 or Halesworth Office 01986 872553.



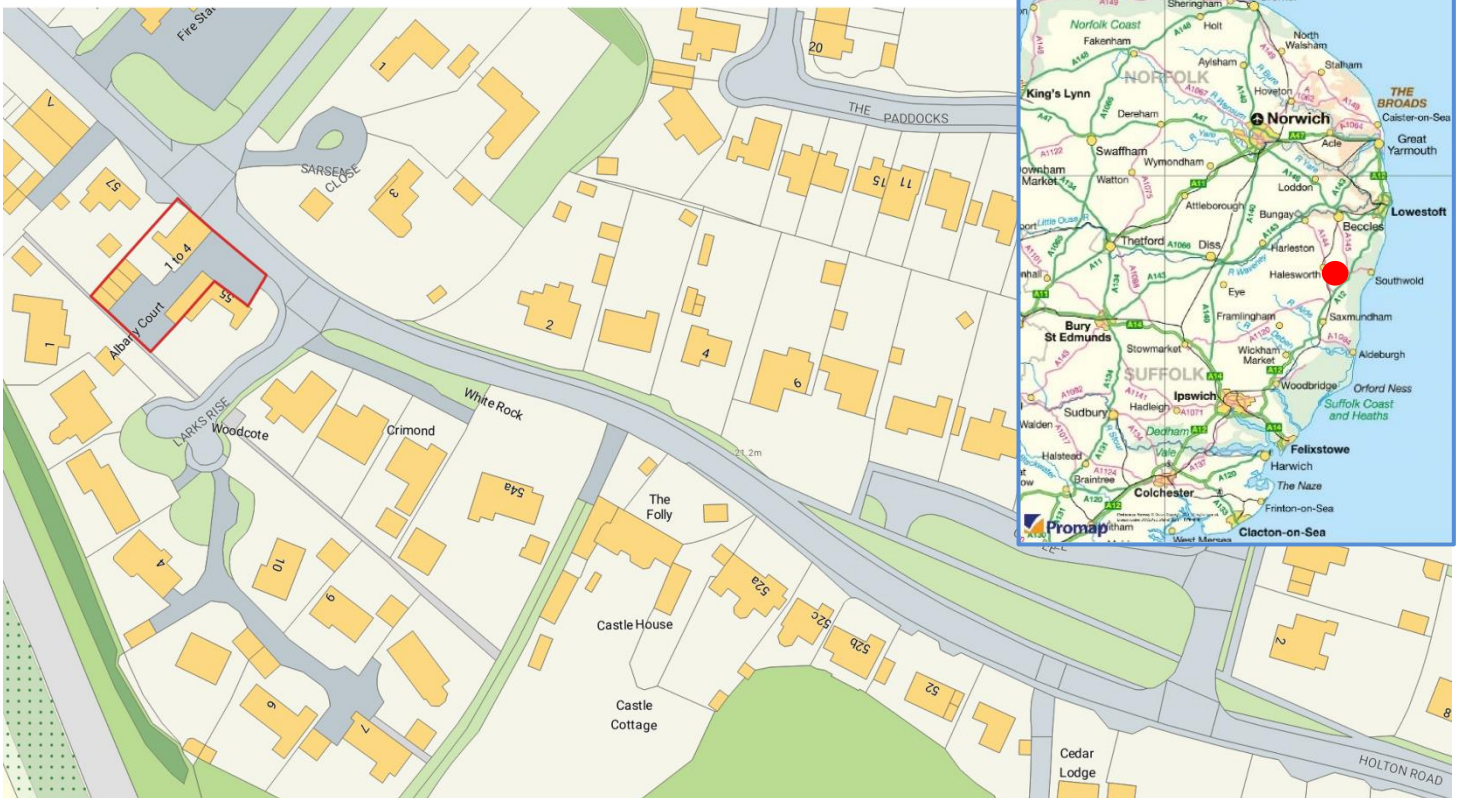
CONTACT US

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LOCATION MAPS





The property is being sold as an investment.

Flat 1

- Leasehold Title included in this sale.
- The property is currently let on an Assured Shorthold Tenancy

Flat 4

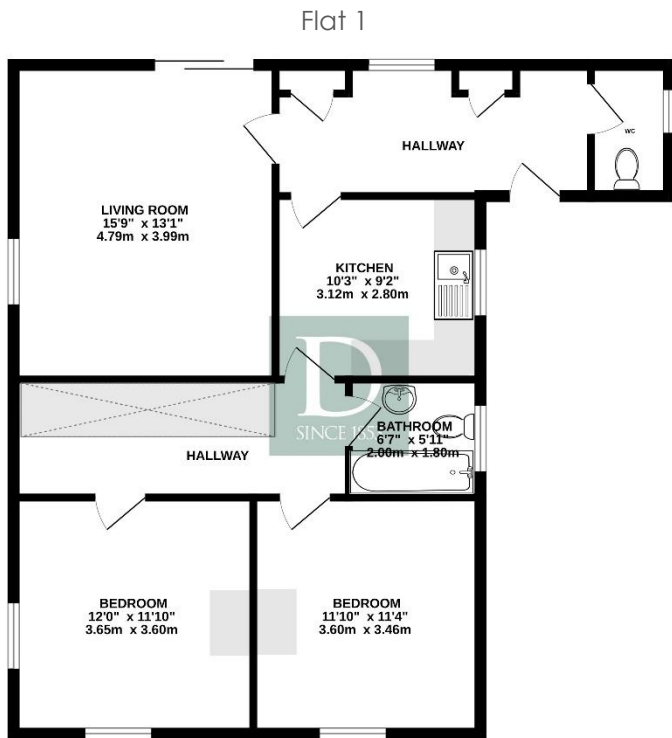
- Leasehold Title included in this sale.
- The property is currently vacant but could be let on an Assured Shorthold Tenancy and we believe it could achieve a rent of £625pcm

The leasehold interests of Flats 2 and 3 are held by third parties and are not included in this sale.

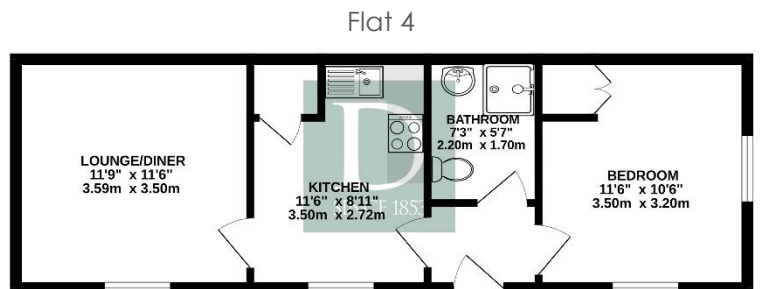


FLOORPLAN

GROUND FLOOR
842 sq.ft. (78.2 sq.m.) approx.



GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 842 sq.ft. (78.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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IMPORTANT NOTICE

Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.