

**6 Maltings Close**  
Halesworth, IP19 8EX

**DURRANTS**  
SINCE 1853





This maisonette offers two double bedrooms, an en-bloc garage and a generous size sitting/dining room, whilst being conveniently located within walking distance to Halesworth Town Centre.



Stepping through the front door and up the stairs you will find yourself in the hallway. The kitchen is located to the front of the property and benefits from a good range of wall and base units. To the rear of the property is a generous size sitting/dining room overlooking the rear aspect.

On the second floor you will find two generous size double bedrooms and a family bathroom that boasts a bath with shower over, basin and toilet.

Outside an en-bloc garage provides off road parking and there is the additional benefit of a communal garden space to the rear.



SERVICES Mains water and electricity and drainage are connected to the property. Heating is provided by way of electric storage heaters. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

TENURE – Leasehold  
TERMS OF LEASE - 999 year lease from 1977 The Maltings Close residents own a share of the leasehold, therefore members of the residents association have an input into the running of Maltings Close.

SERVICE CHARGE - Current service charge/ insurance fee £470 per annum

LOCAL AUTHORITY: East Suffolk Council - A  
EPC – D

AGENTS NOTE - The property is tenanted and is therefore being offered to investors only.

VIEWING Strictly by appointment with the agent's Halesworth office.

Please call 01986 872 553



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## CONTACT US

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