

For Sale: Freehold of Whole and
Two Leasehold Flat Interests

Durrants

Commercial



Albany Court, Holton Road, Halesworth, IP19 8HQ
Guide Price: £ 275,000





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.



Flat 1 Bedroom



Flat 1 Sitting Room



Flat 4 Kitchen



Flat 4 Sitting Room



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.



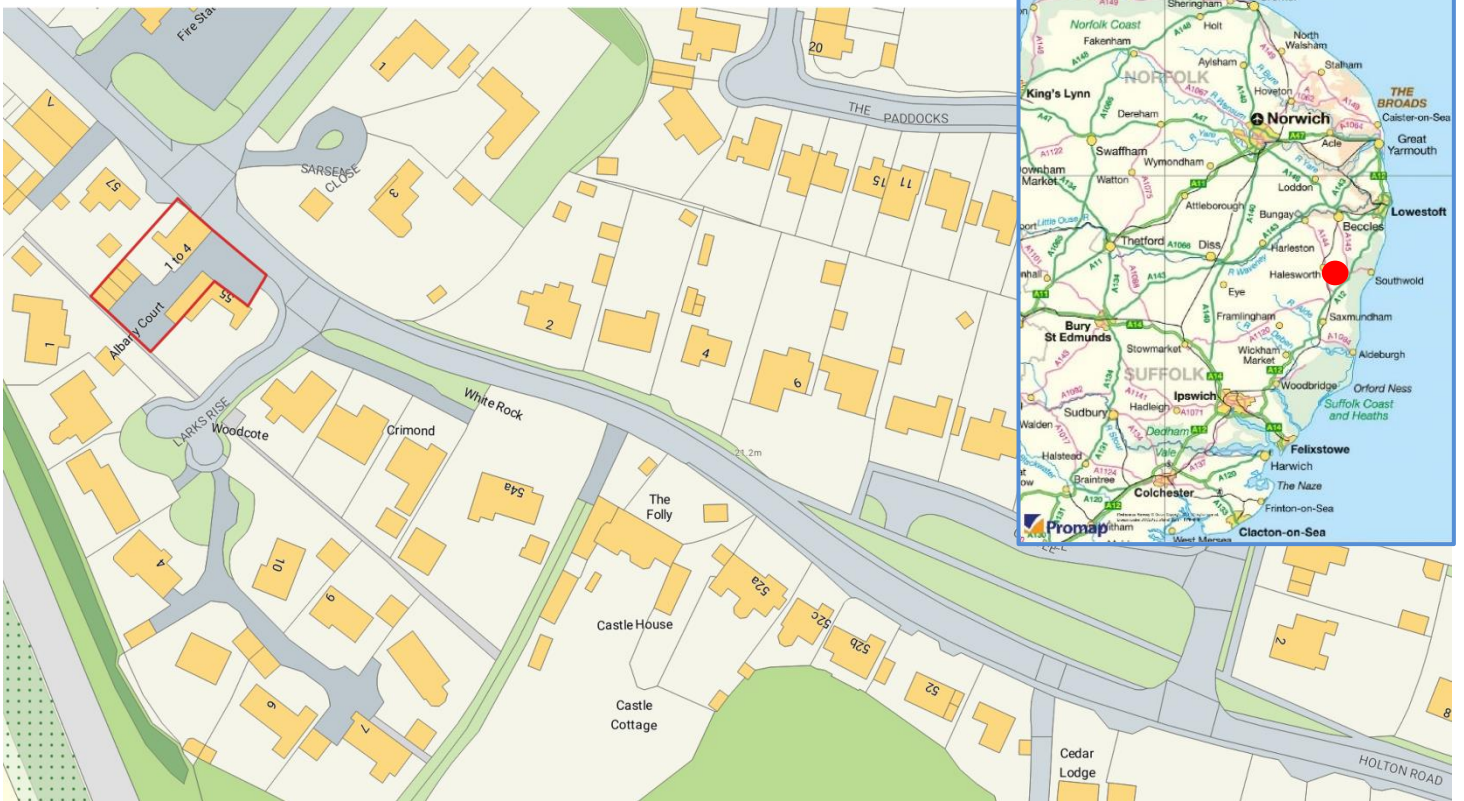
OUTSIDE



ENERGY PERFORMANCE CERTIFICATES

- Flat 1 – Current Rating D

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

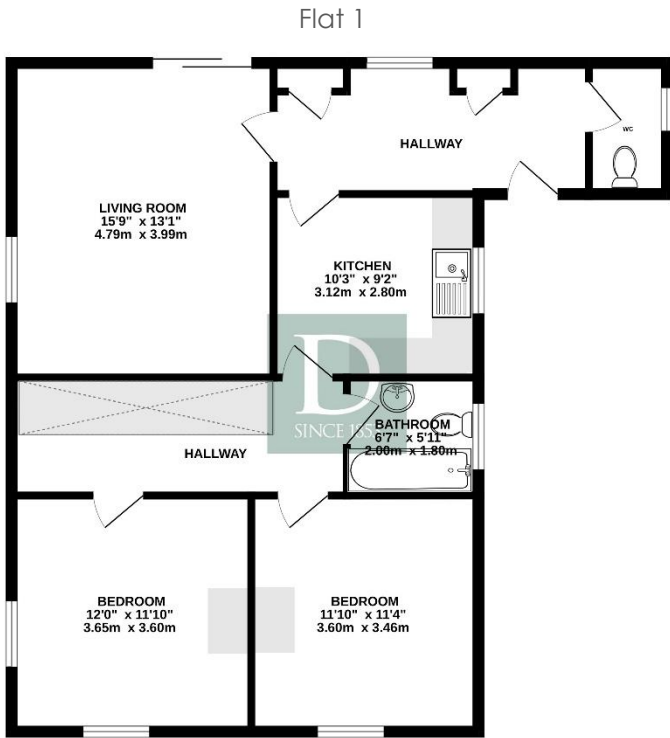
- Leasehold Title included in this sale.
- The property is currently vacant but could be let on an Assured Shorthold Tenancy and we believe it could achieve a rent of £625pcm

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

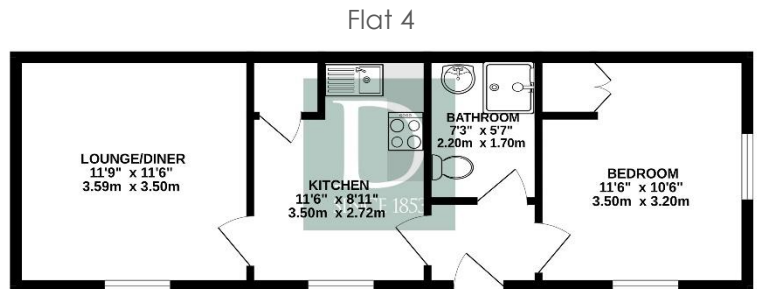


Floorplan

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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