



Leiston,

Guide Price £375,000

- Two Bedrooms
- One Allocated Parking Space
- Sea Views
- Ground Floor Apartment
- Electric Heating
- Restricted Occupancy
- Refitted Shower Room
- Open Plan Kitchen / Sitting Room
- EPC - Awaiting

Benthills, Leiston

Thorpeness is a popular seaside village in Suffolk's Heritage Coast, an Area of Outstanding Natural Beauty, recognised for its open countryside, heathlands, woodlands and river estuaries, all of which are connected via a network of public footpaths to the many nature reserves in the area. It is known for The Mere, a manmade boating lake and its long shingle and sand beach which connects with Aldeburgh, approximately two miles away. Thorpeness is approximately two hours away from London by car and the nearest railway station is about seven miles away at the market town of Saxmundham, which connects to London Liverpool Street via Ipswich.



Council Tax Band: D



DESCRIPTION

Introducing this immaculate two bedroom ground floor apartment situated in the popular seaside village of Thorpeness and forms as part of the Thorpeness Country Club. The property has one allocated parking space, double glazing and electric heating throughout, and occupancy is restricted to 10 months. The accommodation comprises of:

ACCOMMODATION

ENTRANCE HALL

KITCHEN / SITTING ROOM

The kitchen area is fitted with a range of eye and low level cream gloss units; oak effect worktops; ceramic sink with mixer tap; electric oven and induction hob complete with cooker hood over; grey tiled splash back; integrated dishwasher, fridge/freezer; plumbing for washing machine. Double glazed window to front aspect.

The sitting room is fitted with grey laminate flooring. Double glazed window to front aspect. Electric storage heater.

BEDROOM ONE

Double glazed window to side aspect. Electric radiator.

BEDROOM TWO

Double glazed window to side aspect.

SHOWER ROOM

Three piece suite comprising walk in shower; low level W.C; hand wash basin with storage; half tiled walls and double glazed window.

TENURE

Leasehold.

Lease: 125 years from 1999.

Ground rent: £100 per annum

Service Charge: £649 for 6 months)

OUTGOINGS

Council Tax Band currently D.

SERVICES

Mains water, electric and drainage.

VIEWING ARRANGEMENT

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk

Tel: 01728 452469 Ref: /RDB.

FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

AGENTS NOTE

Restricted to residential holiday accommodation.





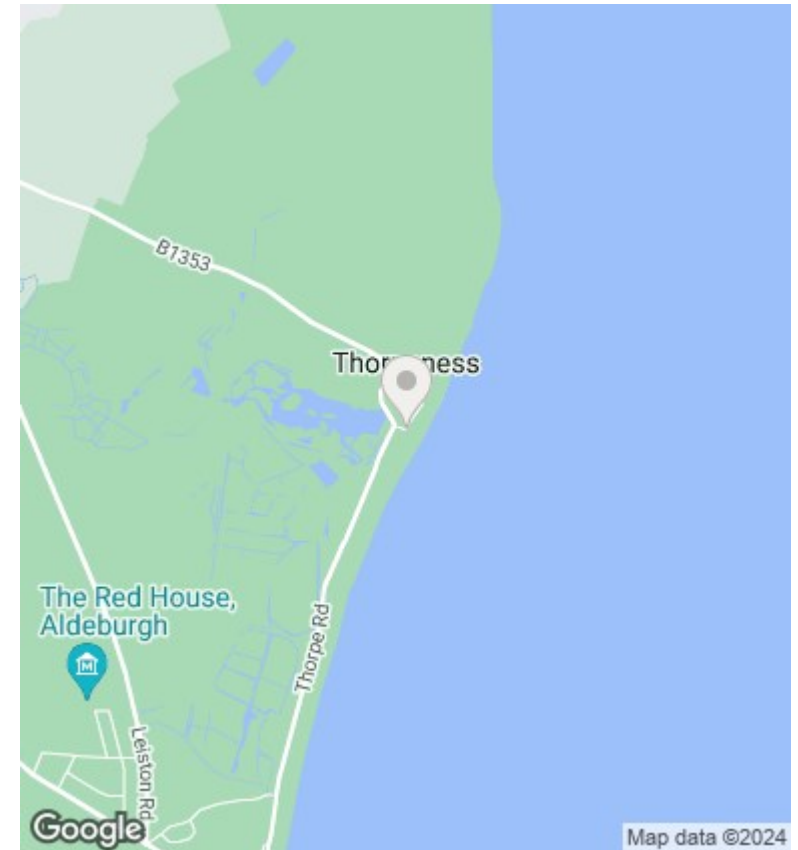
AWAITING FLOOR PLAN

Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com