



## Leiston, Suffolk

Guide Price £120,000

- Two Bedrooms
- Large Living Room
- Designated Parking Space
- Stylish Bathroom
- Double Glazing
- Town Centre Location
- Fitted Kitchen
- Gas Central Heating
- EPC - D



# High Street, Leiston

Situated in centre of the popular town of Leiston which lies about a mile and a half inland from the Suffolk Heritage Coastline and offers a good range of shops in a traditional High Street setting, together with a Co-op supermarket, library, bank, doctors and dentists surgeries, swimming pool complex and cinema. Primary and secondary schooling is within walking distance and Waitrose and Tesco supermarkets may be found in nearby Saxmundham, about four miles distant, which also has a railway station on the East Suffolk branch line giving hourly services to Ipswich with connections to London Liverpool Street.



Council Tax Band: A



## DESCRIPTION

A spacious and much improved first floor apartment situated in this convenient location in the centre. The accommodation with gas central heating and double glazing comprises; communal entrance hallway. With stairs to the first floor and entrance door to a hall off which the property has two well-proportioned double bedrooms. Smart bathroom, separate WC, large living room overlooking the High Street and a fitted kitchen with good size balcony. The property also benefits from a DESIGNATED PARKING SPACE.

## ACCOMMODATION

### COMMUNAL HALLWAY

Staircase rising to the first floor.

### ENTRANCE HALL

### BEDROOM

Window to side elevation.

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Window to side elevation.

### BATHROOM

White suite comprising panel bath with shower over, hand basin with storage cupboard. Wall tiling and opaque window.

### SEPARATE WC

WC suite and opaque window.

### LIVING ROOM

Windows to front and side.

### KITCHEN

Fitted with range of base and wall cupboards, work surfaces and composite single drainer sink unit. Tiled surrounds. Window to side. Door to:

## BALCONY

## TENURE

Leasehold, approx 953 years remaining.

## OUTGOINGS

Council Tax Band currently A. Service charges: to be advised. Ground rent currently £50 PA.

## SERVICES

Mains gas, electricity, water and drainage.

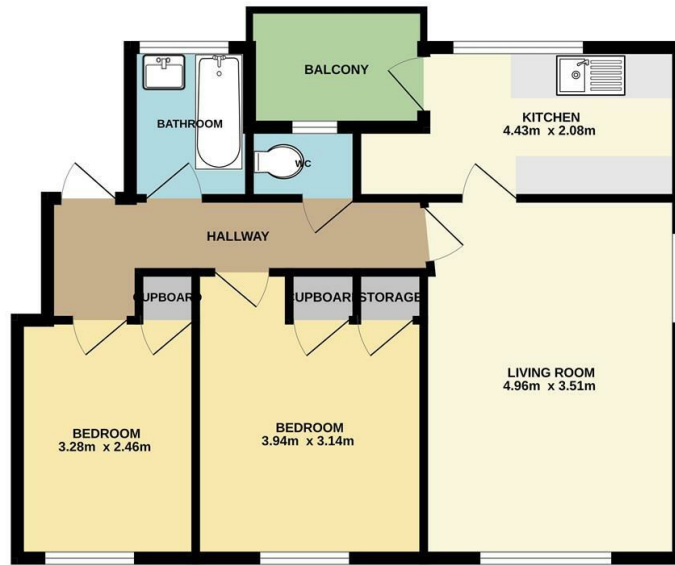
## VIEWING

Please contact Flick & Son, 7 High Street, Leiston, IP16 4EL for an appointment to view. Email: leiston@flickandson.co.uk Tel: 01728 833785 Ref: 20422/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.

GROUND FLOOR  
57.5 sq.m. approx.



TOTAL FLOOR AREA: 57.5 sq.m. approx.  
While every attempt has been made to ensure the accuracy of the floorplan 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.

## Fixtures & Fittings

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	67	77
<b>England &amp; Wales</b>	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](http://www.epcregister.com)

## 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.

## Viewings

Viewings by arrangement only. Call 01728 633777 to make an appointment.