



10A MARKET PLACE
SOUTHWOLD

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10a Market Place provides a unique opportunity to purchase a stunning and characterful grade II listed apartment, overlooking the heart of Southwold.

This property is deceptively spacious and has been well maintained by the current owners to provide a wonderful home in the centre of Southwold's historic market place.

You enter the property via a convenient entrance hallway with W/C. Stairs to the first floor lead to all the main living areas of the home. The spacious Drawing Room and separate Living room, both enjoying views towards Southwold's popular High Street, are located towards the front of the property. Located off the Drawing Room is an office, ideal for working from home. The accommodation to the front is finished with a family bath & shower room and third bedroom. Situated to the rear of the property is the fourth bedroom, generously sized open plan living Kitchen/ diner with vaulted ceiling, a quintessential space for entertaining family and friends. The first floor is completed with well positioned study, large utility room with plenty of storage space which could serve well as a walk-in pantry. The rear balcony is of particular note and is a fantastic addition to the property, accessed off the Living/ dining room, the

balcony provides the perfect setting for alfresco dining and a fabulous additional entertainment space throughout summer months.

Stairs to the second floor landing leads to the principle bedroom, bedroom two and family shower room.

SERVICES

All mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

TENURE

Leasehold. 999 year lease. The lease started on 11th September 2011. Ground rent is £195 per annum.

EPC-D

LOCAL AUTHORITY

East Suffolk Council. Band C

AGENTS NOTES

Permission - DC/20/0515/FUL & Building Regs - BC/20/0831/FP

Please note that there is a Flying Freehold.



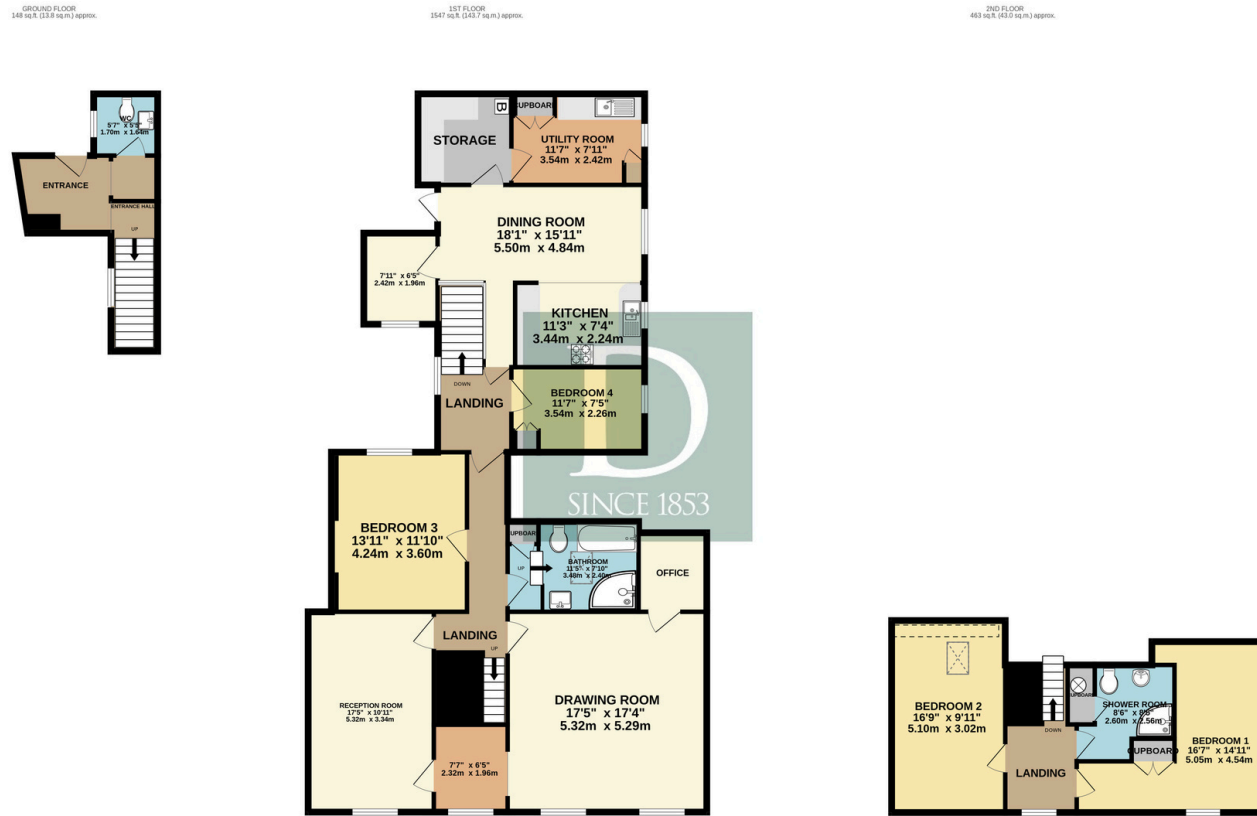


GENEROUS
ACCOMMODATION





FLOOR PLAN



TOTAL FLOOR AREA : 2158 sq.ft. (200.5 sq.m.) approx.

Whilst 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 mis-statement. 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 as to their operability or efficiency can be given.
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