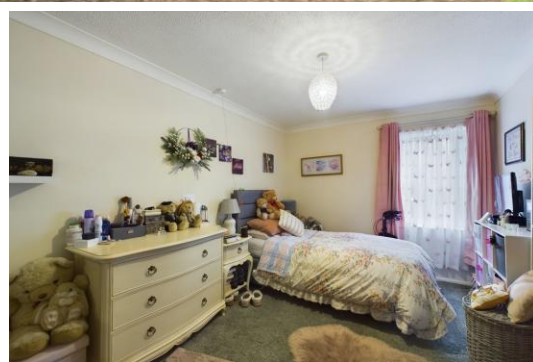


Chilterns



The Maltings, Brandon

Suffolk

LEASEHOLD **£85,000**

01842 813466

www.chilternsc.co.uk



The Maltings, Brandon, Suffolk, IP27 0BL

£85,000 Leasehold

A wonderful opportunity to acquire this well presented one bedroom ground floor apartment within this delightful purpose built complex of retirement apartments set within landscaped communal gardens backing onto the river Little Ouse. Early viewings recommended.



SITUATION & LOCATION

The Maltings is a purpose built complex of retirement apartments conveniently located just a short walk from Brandon town centre and the main High Street. Brandon railway station is equally close and The Maltings enjoys landscaped gardens and river frontage directly backing onto Little Ouse. The Maltings is a well run warden assisted complex for the over 55's. There is a resident Manager and benefits include maintenance of communal areas, a visiting hairdresser, chiropodist and a laundry room. The service charge covers such costs including water charges, building insurance and the residents Manager plus maintenance to the communal areas. The delightful landscaped communal gardens are an outstanding feature with frontage onto the river and a wonderful setting and environment for residents.

Brandon is a small West Suffolk town situated in the heart of the Breckland and the Thetford pine forest. It has a range of shops catering for most day-to-day needs; churches; schools and other facilities including a modern sports complex. Brandon railway station is on the Norwich-Ely line; from Ely connections can be made to services to London, the Midlands and the North. The larger town of Thetford is only six miles away with a sports centre with an indoor swimming and leisure pool complex and a range of other sporting and social clubs and amenities.

COMMUNAL ENTRANCE

With security entrance way into foyer opening via an internal intercom system, emergency lighting.

ENTRANCE HALL

Fitted carpet; electric heater, built-in cupboard; door release intercom.

LOUNGE

16' 4" x 10' 4" (4.98m x 3.15m)

Electric heater; fitted carpet; window to front aspect.

KITCHEN

7' 8" x 7' 5" (2.35m x 2.27m)

Fitted wall and floor cupboard units with work surfaces over incorporating a twin electric induction hob; built-in electric oven; extractor canopy; plumbing for automatic washing machine; vinyl floor covering.

BEDROOM

14' 4" x 9' 3" (4.37m x 2.84m)

Fitted carpet; double built-in wardrobe; window to front aspect.

SHOWER ROOM

7' 0" x 5' 10" (2.15m x 1.79m)

With suite comprising W.C; pedestal wash basin; large walk-in shower enclosure with electric shower over.

OUTSIDE

The Maltings lies off Riverside Way. There is ample car parking for residents and visitors. There are well tended, communal gardens that are beautifully laid predominantly to lawn.

LEASE TERMS

99 year lease commencing 1988 with 63 years remaining.

Ground rent £216.08 is payable per annum.

Yearly service charge of £3367.11.

SERVICES

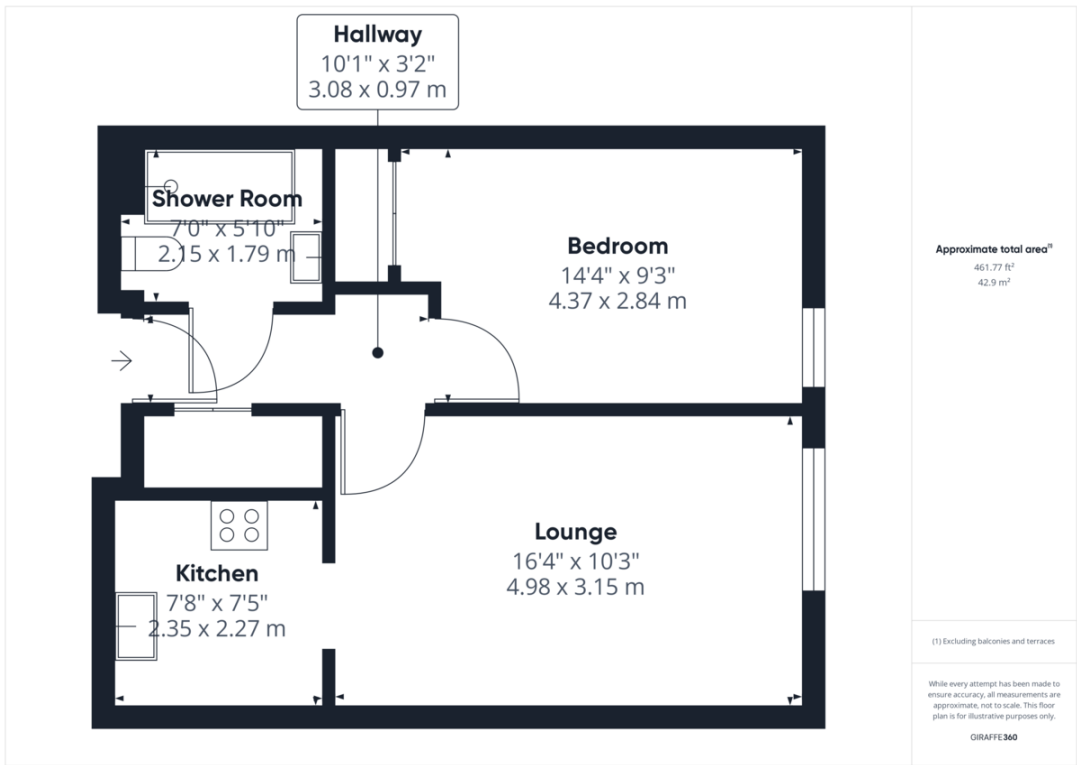
Mains water, drainage and electric.

Electric heating

COUNCIL TAX Band B

EPC RATING Band D





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