

13 Gonville Close - Guide Price £125,000

Mildenhall IP28 7PY

shires
residential



"Consistently providing outstanding service to our clients"

Guide Price £125,000

The Property

LOW OUTGOINGS - CALL NOW TO BOOK YOUR VIEWING!

This delightful first-floor apartment presents an excellent opportunity for first-time buyers. This property is bright and boasts a well-proportioned bedroom, a comfortable reception room, and a good size family bathroom, practical kitchen, and convenient storage/study room, as well as being surrounded by greenery, making it an ideal property for those seeking a cosy yet functional living environment.

Residents will also appreciate the convenience of communal parking, providing ease for both you and your guests.

One of the standout features of this property is the lovely garden. Whether you wish to cultivate your own plants or simply enjoy the fresh air, this garden adds a delightful touch. There is also outside storage to benefit from too.

With its prime location in Mildenhall, you will find yourself within easy reach of local amenities, schools, parks, woodlands and transport links, making it a practical choice for everyday living. This apartment is not just a property; it is a wonderful opportunity to create a home. Do not miss the chance to view this charming apartment.

Leasehold Details:

99 Years left of 125 years Lease

2025/2026 Service Charge of £612.56

£10 Ground Rent

Features

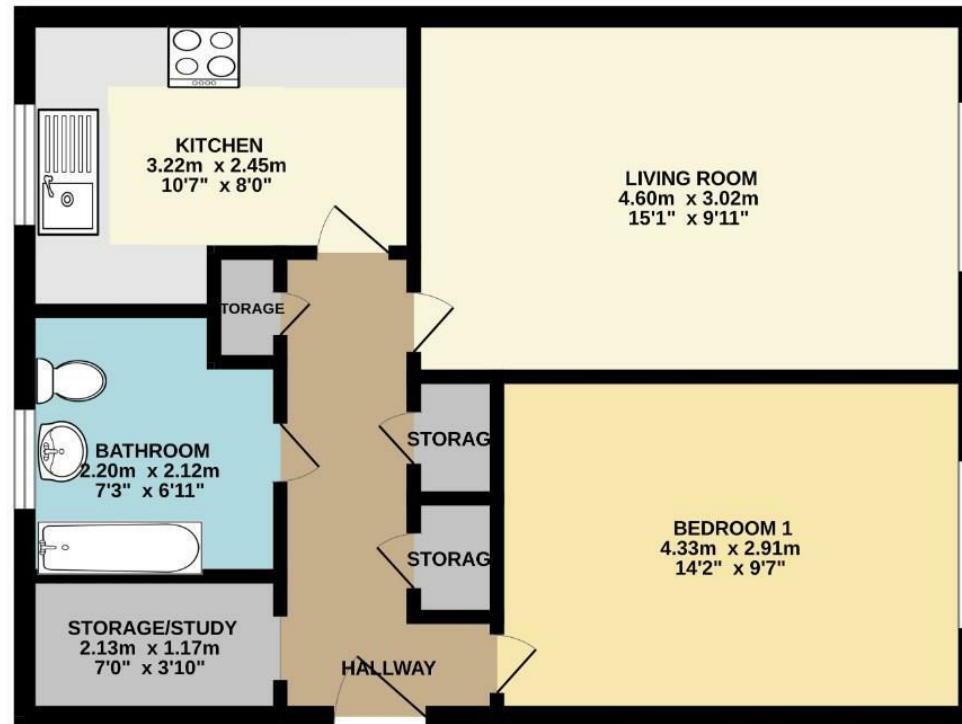
- PERFECT FOR FIRST-TIME BUYERS OR INVESTORS
- ONE DOUBLE BEDROOM SPACIOUS APARTMENT
- GARDEN
- COMMUNAL PARKING
- STORAGE/STUDY ROOM
- FAMILY BATHROOM
- OUTSIDE STORAGE
- 2025/2026 SERVICE CHARGE £612.56
- CALL NOW TO BOOK YOUR VIEWING!





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

GROUND FLOOR
45.7 sq.m. (492 sq.ft.) approx.



TOTAL FLOOR AREA : 45.7 sq.m. (492 sq.ft.) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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Shires Residential
4 New Street, Mildenhall, Suffolk, IP28 7EN
T: 01638 712132
E: mildenhall@shiresresidential.com
www.shiresresidential.com