



Saxmundham,

Guide Price £400,000

- No Onward Chain
- Secure Parking
- Amazing Walks
- Two Bedrooms
- Immaculate Condition
- EPC - C
- En Suite & Bathroom
- Open Plan Living

The Courtyard, Saxmundham

14 The Courtyard is a stunning two-bedroom duplex apartment, forming part of Snape Maltings including the renowned Snape Maltings concert hall and shopping complex. This property is part of the original maltings buildings which were converted during the early 2000's



Council Tax Band:



Location

14 The Courtyard forms part of the residential development of Snape Maltings that was undertaken during 2005 and 2006, comprising the stunning conversion of a Grade II Listed former maltings that was built during the latter part of the 19th Century. In the immediate vicinity is Snape Maltings. As well as being home to Aldeburgh Music and the internationally renowned concert hall, hosting a wide range of concerts and festivals throughout the year, it also benefits from a number of bespoke retail outlets, including a well regarded food hall and interiors store, boutiques, antique centre, gallery, cafes and a pub, the Plough & Sail. There is also an excellent gift shop and restaurant as part of the concert hall. Snape Maltings also hosts regular Farmers' Markets and special events, such as Easter Egg Hunts. There are also excellent walks from The Maltings, notably to Iken Church. The village of Snape itself benefits from some well regarded public houses/restaurants, The Golden Key and The Crown. In addition, there is a primary school, two garages, a filling station and a village hall, which hosts many classes and activities. Snape is in an Area of Outstanding Natural Beauty and on the doorstep is an extensive footpath network, providing excellent access to the surrounding heathland and Alde Estuary. The well regarded coastal resorts of Aldeburgh and Thorpeness are a short distance away, as is the market town of Saxmundham, approximately three miles, where there are Waitrose and Tesco supermarkets, as well as branch line rail links to London Liverpool Street via Ipswich.

Property Description

The property has been beautifully improved by current owners. You enter on the upper floor into a generous hallway with an oak floor, a front-facing window and a discreet utility cupboard housing the gas-fired boiler along with plumbing for a washing machine. From here, a door leads into the principal bedroom — an attractive double room with front-aspect windows with shutters & newly fitted wardrobes. Its en-suite features a high-quality Villeroy & Boch suite, including a concealed-cistern WC, wall-hung basin with mixer tap and a walk-in shower with tiled surround. A recessed, mirror-fronted cabinet with lighting and a heated towel rail complete the space.

The second bedroom is also a double, fitted with a built-in wardrobe and illuminated by high-level roof lights. The family bathroom, again appointed with Villeroy & Boch fittings, includes a panelled bath with mains-fed shower over, concealed-cistern WC, wall-hung basin, a lit mirror-fronted cupboard, ceramic tiled walls and flooring, and a heated towel radiator.

An oak staircase descends from the entrance hall to the lower level, where picture windows and roof lights introduce natural light to the landing. This leads into the impressive open-plan living, kitchen and dining area — a bright, vaulted space with bi-fold doors opening onto a private terrace and additional windows to the front. The kitchen is fitted with handmade units and granite worktops and splashbacks, incorporating a Frankie sink and tap, a four-ring induction hob with stainless-steel splashback and extractor, an electric oven, and integrated dishwasher and fridge-freezer.

The home is served by a Heat Network system, providing central heating via wet underfloor heating with individual room thermostats and a dedicated heat exchanger supplied by a communal biomass boiler. A telephone entry intercom system is also installed.

Outside

The property benefits from underground secure parking, secure storage and refuse area. Vehicular entry and exit is via a secured gate with key pad access. There is also a separate pedestrian access to the communal courtyard.

Agents Note

Furniture is available via separate negotiation

Tenure

Leasehold.

215 year lease began on 22/08/2008

The current estate service charge is £875 per annum. The current Building Services and Insurance charge is £1,759 per annum. There is no ground rent payable.

Services

Charges for central heating and sewerage are invoiced quarterly by Snape Maltings Trading Ltd.

Viewing

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view.

Email: aldeburgh@flickandson.co.uk

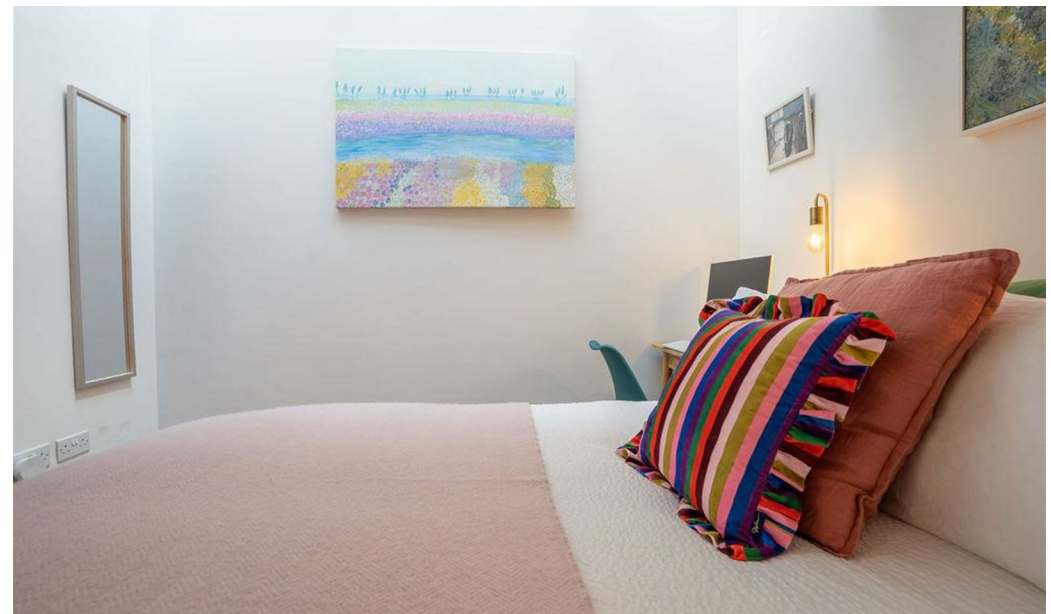
Tel: 01728 452469

AML Checks

Under current legislation, estate agents are required to verify buyers' identities and establish the source of funding for all transactions. Upon acceptance of your offer and before we instruct solicitors to proceed with your purchase, we will carry out the necessary checks for which you will be charged £30 inclusive of VAT per applicant

Fixtures & Fittings

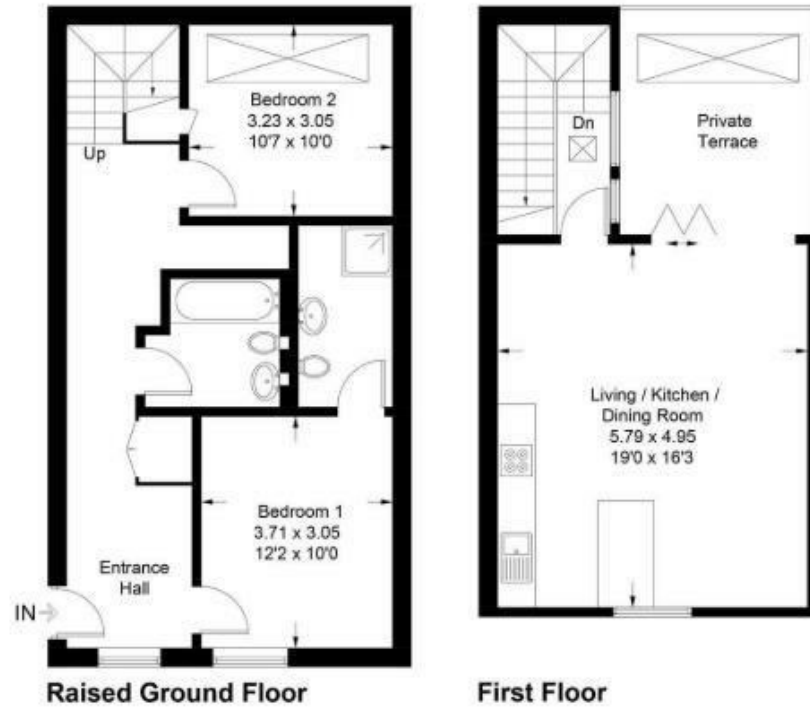
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in 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.





14 The Courtyard, Snape

Approximate Gross Internal Area = 86.9 sq m / 935 sq ft

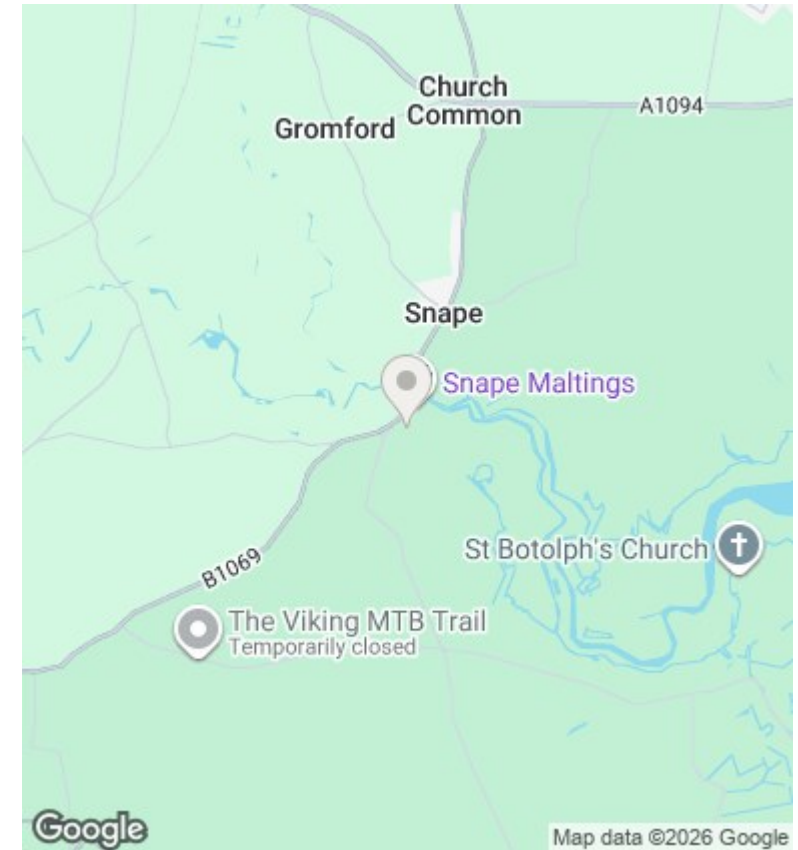


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd 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 £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd 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
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	
EU Directive 2002/91/EC		
England & Wales		

Energy Efficiency Rating

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