



63 GAINSBOROUGH DRIVE

HALESWORTH, SUFFOLK, IP19 8TL



This well positioned, first floor one bedroom apartment is located within easy reach of Halesworth town centre and is being offered with no onward chain.

Upon entering the property, you are welcomed into a hallway featuring a practical storage cupboard. To the left, the bathroom is fitted with a bath and shower over, basin, and WC. The sitting/dining room is a bright and generously proportioned reception space, enjoying a pleasant outlook over the front aspect. This leads nicely into the kitchen which is fitted with a range of units and offers space for white goods, creating a practical and efficient layout for modern living. The bedroom is a well-sized double, complete with built-in wardrobe space, providing ample storage while maintaining a clean and uncluttered feel.

The property benefits from an allocated parking space at 63 Gainsborough Drive, as well as access to a communal garden area, mainly laid to lawn perfect for enjoying outdoor space without the upkeep.



**LOCATION** - Halesworth is a charming North Suffolk market town, known for its characterful mix of independent shops lining the pedestrianised Thoroughfare and Market Place. The town hosts a popular weekly market every Wednesday and offers a range of amenities including a primary school, library, railway station, and excellent transport links. Ideally situated, Norwich lies approximately 24 miles to the north, Ipswich 31 miles to the south, and the ever-popular coastal town of Southwold just 9 miles to the east.

**SERVICES** - Mains water, electricity, gas and drainage are connected to the property. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

**EPC** - TBC

**LOCAL AUTHORITY** – East Suffolk - A

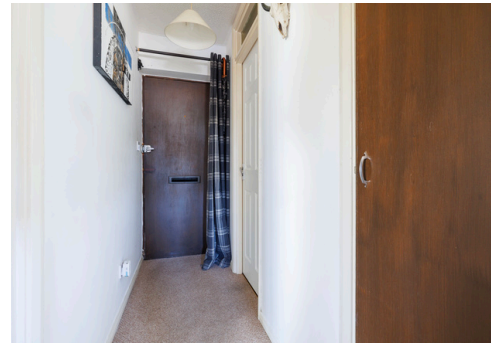
**VIEWING** - Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

**Tenure** – Leasehold –120-year lease from 1987

**Annual Service Charge** - £562.87

**Annual Ground Rent** - £40.00





## FLOOR PLAN

GROUND FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 362 sq.ft. (33.6 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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### CONTACT US

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