



9 Hadleigh Hall Flats Pound Lane, Hadleigh, Ipswich

Ipswich

Guide Price £83,000

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Hadleigh, Ipswich

A well presented studio apartment with bedroom/sitting room, kitchen and shower room, together with communal gardens and resident parking. Occupying part of Hadleigh Hall, a former Victorian country house and conveniently situated within a short walking distance of Hadleigh High Street and its excellent range of amenities.

A personal front door leads to a small hallway with a tiled floor, ceiling light point and access to the sitting room/bedroom, which has two windows to the side, opening to the kitchen, laminate flooring, wall mounted electric heater and two large storage cupboards. The kitchen has a window to the front, door to the shower room and comprises a stainless steel sink unit inset into a range of work surfaces with cupboards and drawers below, matching wall mounted cupboards, integrated oven with four burner hob and extractor above, space and plumbing for washing machine, space for fridge/freezer and tiled flooring.

The shower room has a window to the side and comprises a corner shower unit housing an electric Triton shower, fully tiled walls and a modern vanity unit incorporating low level wc and wash basin with storage below.



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The property further benefits from a share of the freehold and access to attractive communal grounds and residents parking.

Lease length: 160 years remaining.

The standard service charge for 2026 is £1,400.

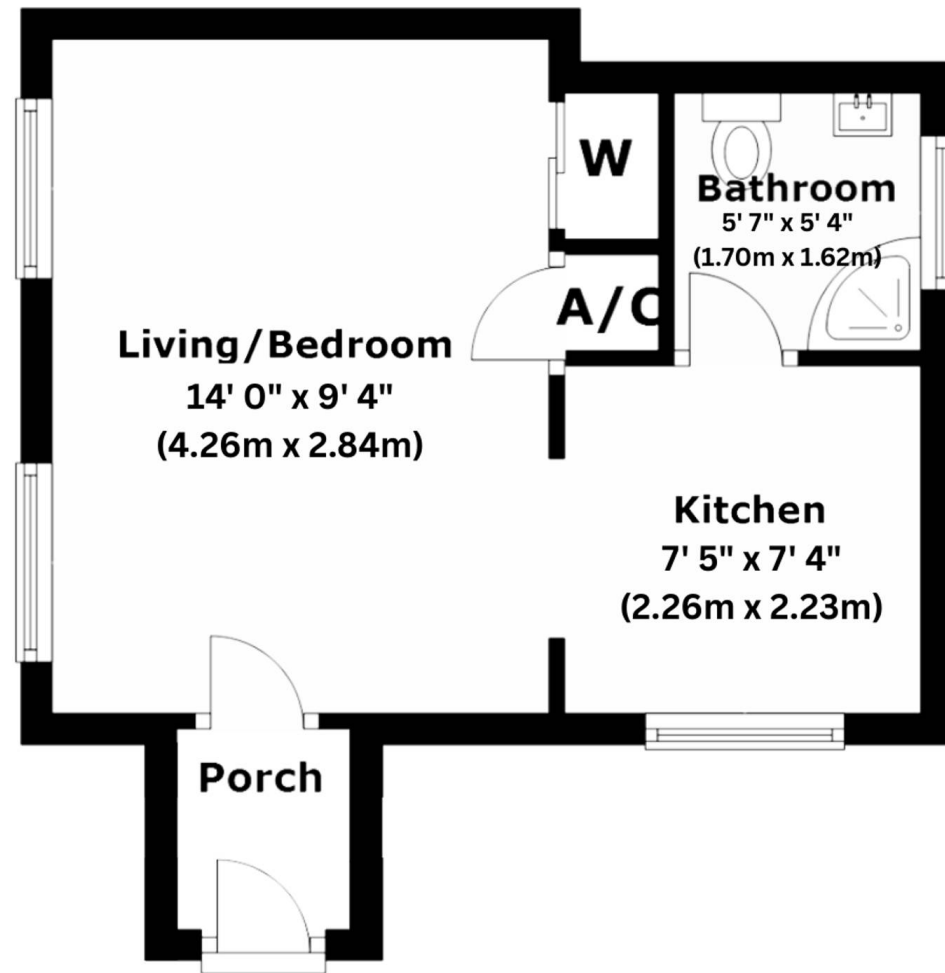
We have been advised that an additional one-off charge of £4,200 is payable in relation to the fire assessment recommendations. For more details, please ask a member of our team.

Council Tax band: A

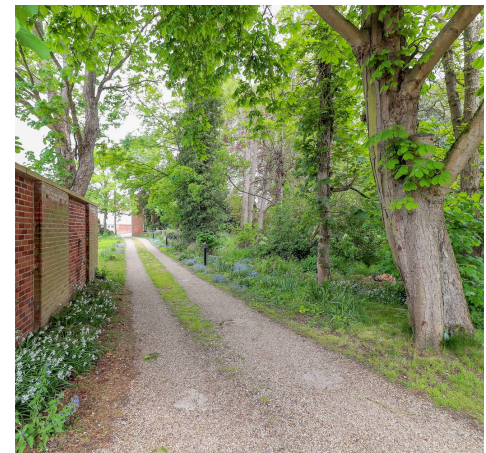
Tenure: Share of Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



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**Important Information:**

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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