



## Saxmundham, Guide Price £170,000

- No Onward Chain
- Exceptional Presentation
- Open Plan Living Room / Kitchen
- Allocated Parking Space
- Large Double Bedroom with Built in Wardrobe
- EPC - B
- Tall Ceilings
- One Bedroom & One Bathroom

# Warren Avenue, Saxmundham

A truly immaculate one bedroom apartment with off road parking space set in the market town of Saxmundham. Saxmundham Lies conveniently placed about seven miles inland from the Suffolk Heritage Coastline and the pretty and unspoilt seaside town of Aldeburgh and about 25 miles north of the county town of Ipswich.



Council Tax Band: A



## Tenure

Leasehold. 125 years from and including 01.01.2017

## Entrance Hallway

Welcoming entrance hallway with a useful storage cupboard complete with hanging rail for coats. Doors lead to the bedroom, bathroom and living area. Radiator.

## Open Plan Living Room / Kitchen

A bright and spacious room enhanced by tall ceilings that create a wonderful sense of space. The kitchen and living areas are subtly divided by flooring, with tiled flooring in the kitchen and carpet in the living area. There are three double-glazed windows and two radiators.

The kitchen is fitted with a range of base and eye-level units, including a corner unit housing the gas combination boiler. The sink is positioned beneath the window, and there is a Hotpoint oven with gas hob and extractor fan. Built in washer dryer.

The living area is exceptionally well presented, offering a warm and inviting atmosphere and benefiting from double-aspect windows.

## Bedroom

A spacious double bedroom with built-in double wardrobe. A radiator sits beneath a double-glazed window facing the south elevation. Thanks to the property's elevated position, it enjoys attractive views across the town towards the church.

## Bathroom

A stylish room fitted with a bath and overhead shower, WC and wash basin. Features include a frosted window, radiator and extractor fan.

## Outside

The property benefits from one allocated parking space, along with access to shared visitor parking for residents. There is also use of communal storage sheds located within the parking area.

## Council Tax

Currently Band A

## Services

Mains Gas, Electricity, Water & Sewage

## Viewing Arrangements

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.

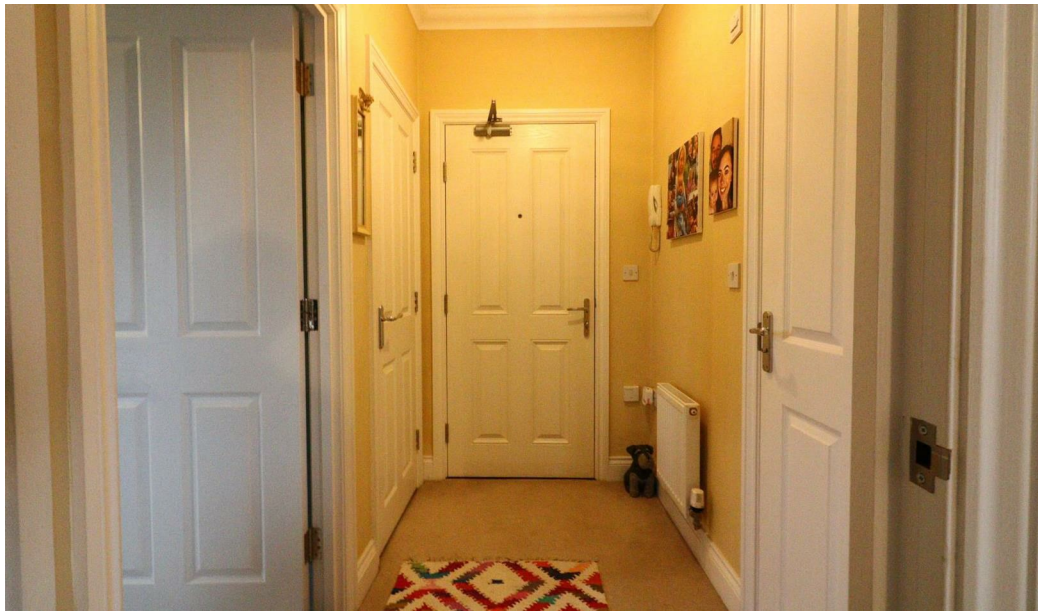
Email: [enquiries@flickandson.co.uk](mailto:enquiries@flickandson.co.uk)

Tel: 01728 633777

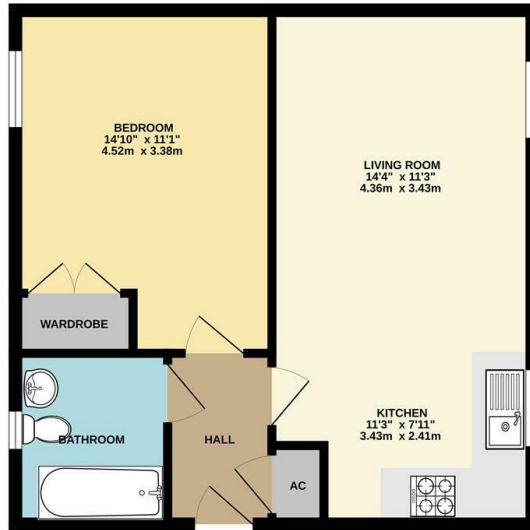
## Fixtures & Fittings

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.

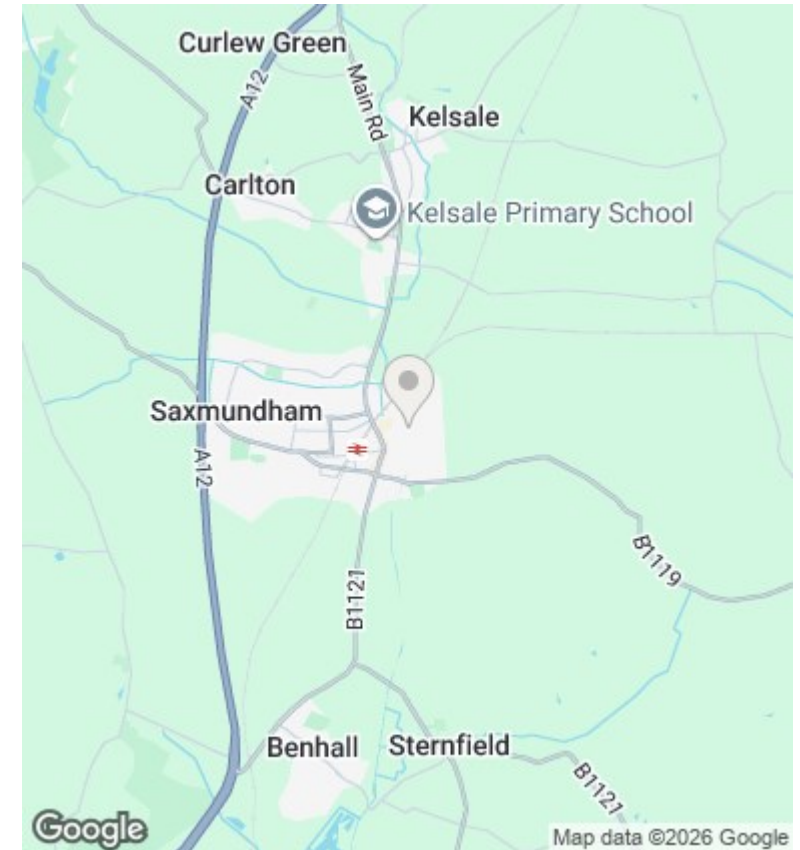




GROUND FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA - 495 sq.ft. (46.0 sq.m.) approx.  
While 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 misstatement. 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 can be given as to their operation or efficiency on the ground.  
Made with RoomSketcher



### 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>	<b>83</b>	<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)