



# 12 TEMPERANCE PLACE

BLYBURGATE, BECCLES, SUFFOLK, NR34 9TH



Situated in a tucked-away position in the heart of Beccles town centre, this well-presented leasehold apartment offers well-proportioned accommodation, allocated parking, landscaped communal gardens and double glazing throughout.

**Ideally located within easy reach of the town's excellent range of amenities, the property provides comfortable and convenient living in a sought-after central location.**

The accommodation comprises an entrance hall leading into a bright and spacious sitting room, featuring a box bay window to the front aspect. An open archway leads through to the fitted kitchen, which enjoys a rear aspect window and is equipped with a range of wall and base units, an electric oven and hob, and an integrated fridge freezer. A door from the sitting room leads to an inner hallway, where two useful storage cupboards provide additional practicality. The hallway gives access to two bedrooms and the shower room, with the principal bedroom benefiting from a front aspect outlook, creating a light and airy feel.

Outside, the property enjoys access to well-maintained communal gardens and two communal drying areas. Further benefits include one allocated parking space within a secure residents' car park, accessed via a controlled entry

and exit system. Combining a peaceful setting with a prime town centre location, this attractive apartment represents an excellent opportunity for a range of buyers.

### SERVICES

Mains electric, water and sewerage are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

### TENURE

Leasehold – Ground rent 2025-2026 £25 per year annual service charge 2025-2026 £1446.25 per year

### VIEWING

Strictly by appointment with the agent's Beccles Office.

### LOCAL AUTHORITY

East Suffolk District Council. Council Tax Band – B

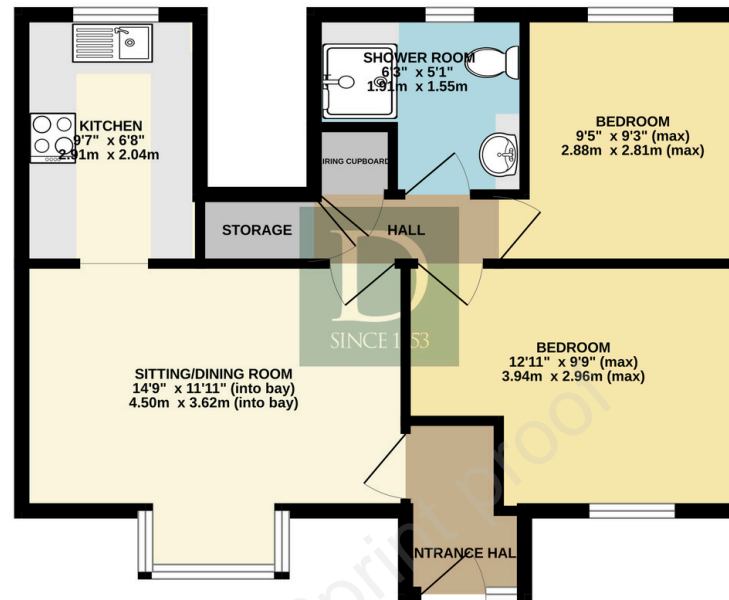




CLOSE TO  
TOWN CENTRE

## FLOOR PLAN

GROUND FLOOR  
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 526 sq.ft. (48.9 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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### IMPORTANT NOTICE

#### Durrants and their clients give notice that:

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### CONTACT US

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