Flick & Son
Coast and Country







Suffolk,

Guide Price £140,000

- No Onward Chain
- Off Road Parking
- Gas Central Heating
- Ground Floor Apartment
- Walking Distance of Station & Shops
- EPC - C
- Two Bedrooms
- Ideal Home / Let

High Street, Saxmundham, Suffolk, IP17 1AB
01728 633777

enquiries@flickandson.co.uk
www.flickandson.co.uk

Warren Avenue, Suffolk

An immaculately presented two bedroom ground floor apartment situated in the popular town of Saxmundham. The market town of Saxmundham lies just off the A12, offering a good range of traditional shops in its High Street centre and further amenities within the town including; both primary and free schools, library, doctors and dentists surgeries, Waitrose and Tesco supermarkets. The local railway station which lies just west of the town centre, gives hourly services to Ipswich, which has regular services to London Liverpool Street.

2 1 1 C

Council Tax Band:





Tenure
Leasehold

Property Overview
This well-designed ground floor apartment offers an easy, low-maintenance lifestyle with bright, comfortable living spaces throughout. Thoughtfully arranged, it provides an ideal home for first-time buyers, downsizers or those seeking a convenient Suffolk base. Also, has historically been a let and would be a turn key investment

Accommodation
The open-plan kitchen and living area creates a welcoming central hub, filled with natural light and offering plenty of room for both relaxation and dining. The kitchen features a practical range of fitted units, generous worktop space and provision for appliances, making it a functional and sociable setting.

Two bedrooms sit quietly to one side of the apartment, accompanied by a contemporary bathroom complete with bath, wash basin and WC.

Outside
The property includes an allocated parking space

Services
Mains electricity, gas, water and drainage

Outgoings
Council Tax Band A

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

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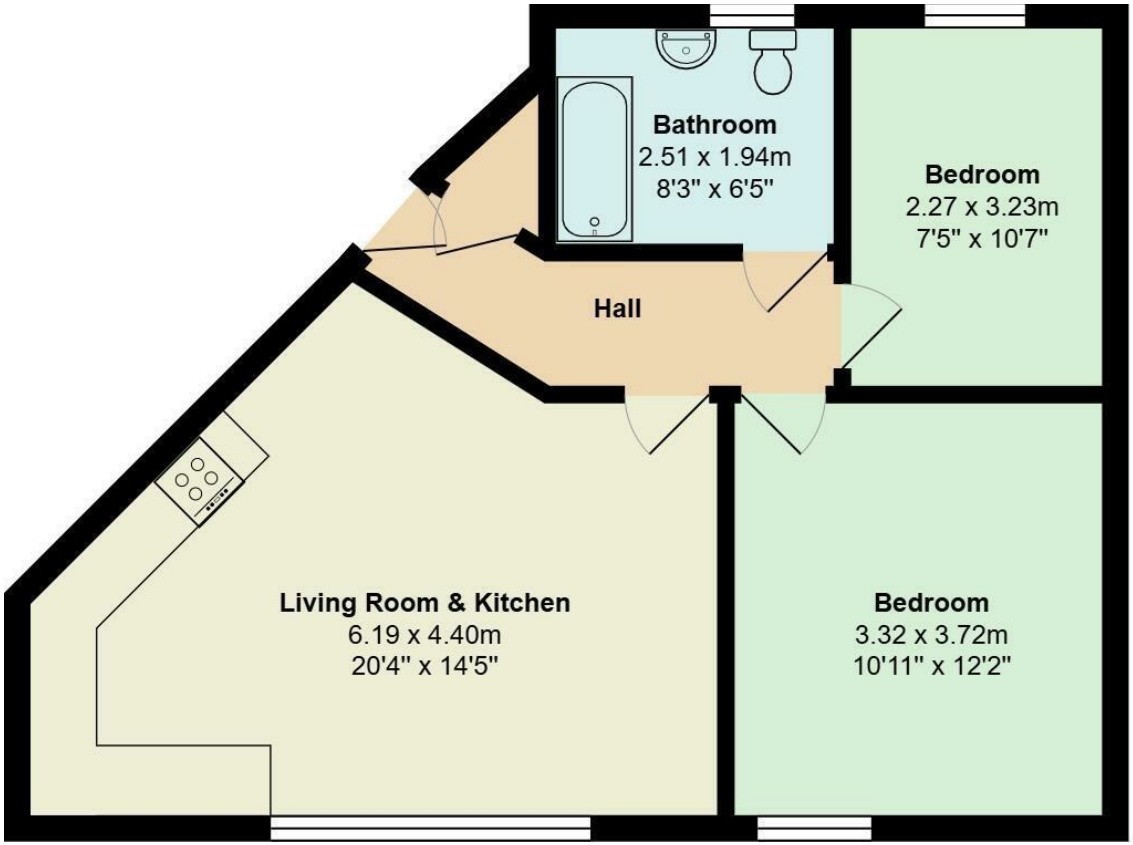
Under current legislation, estate agents are required to verify buyers' identities and establish the source of funding for all transactions. Upon acceptance of your offer and before we instruct solicitors to proceed with your purchase, we will carry out the necessary checks for which you will be charged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

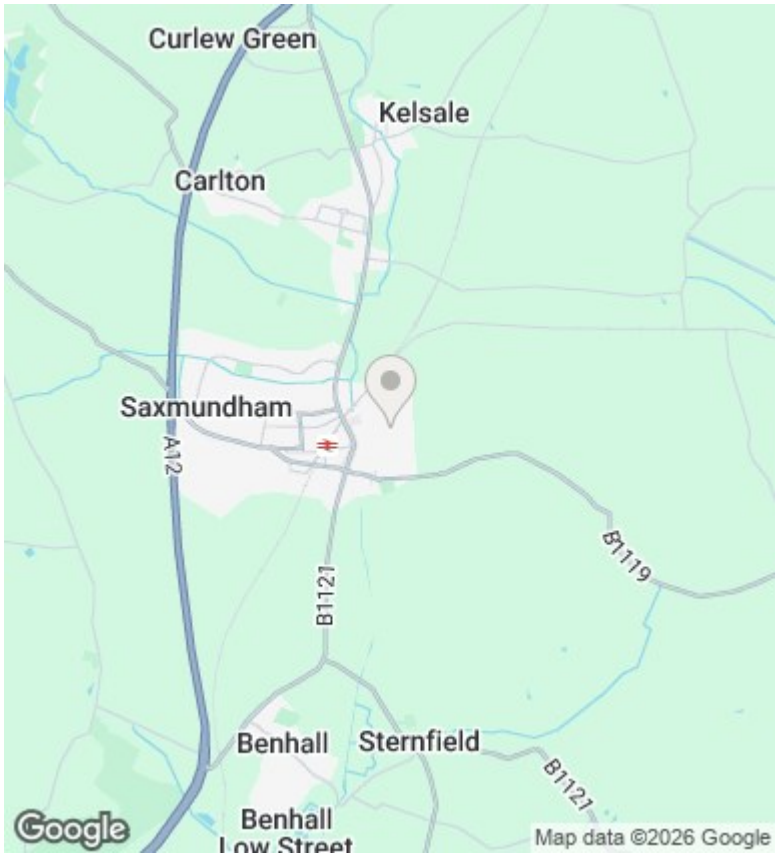







KEEP
OFF THE
GRASS



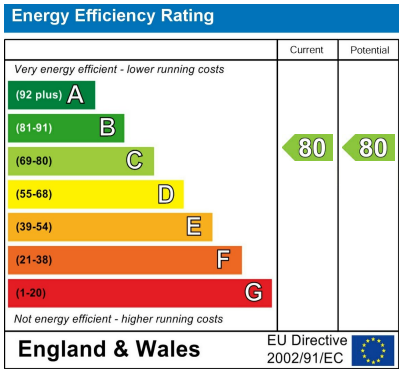


Conveyancing, Surveys & Financial Services

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

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

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