

32 The Limes,  
London Road  
Halesworth  
IP19 8LT



**ATTIK**  
CITY | COUNTRY | COAST

32 The Limes, London Road  
Guide Price £200,000

**The beautifully updated over 60s G/F apartment...**

Located at the over 60s development of The Limes in Halesworth, this two-bedroom flat has been meticulously updated to a high standard throughout, showcasing modern conveniences and elegant finishes. The entire flat boasts brand new electric programmable radiators, ensuring efficient heating in every room except for the shower room, which features a convenient fan heater.

As you approach the property, you'll notice its tranquil setting at the end of the cul-de-sac with convenient parking, including a garage and a dedicated parking space right in front. The communal gardens surrounding the property are beautifully maintained, offering a serene retreat for residents to enjoy.

Upon entering the flat, you are greeted by a well-appointed entrance hall leading to the bedrooms and bathrooms. The shower room features modern amenities such as a WC, basin, and spacious shower enclosure with thermostatic controls, along with plumbing and space for a washing machine. Bedroom two, a single, offers a comfortable space with a window to the front, while bedroom one impresses with its generous size, accommodating a king-size bed, fitted furniture, and a large double wardrobe.

The living and dining room is a delightful space for relaxation and entertainment, with ample space for dining and lounging for four. A brand new kitchen, with stylish sage green cabinets and integrated appliances, overlooks the rear garden, providing a pleasant view while cooking or dining.

Adding to the charm of the property, a conservatory serves as a lovely garden room, ideal for enjoying the peaceful surroundings. Residents can also explore the communal gardens, which feature seating areas, an orchard, nature ponds, and a large communal greenhouse, creating a serene and picturesque environment.

Overall, 32 The Limes offers a combination of modern comfort and natural beauty, making it a desirable residence for those seeking a peaceful and elegant living environment.

## Agents notes

A pre-recorded walkaround tour is available for this property.

## Council Tax Band B

## Local Authority East Suffolk

### Council Tax Band B

### FPC Rating D



## Contact

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GROUND FLOOR  
595 sq ft (55.3 sq m) approx



**TOTAL FLOOR AREA: 595 sq.ft. (55.3 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. The floorplan is for guidance only and should not be relied on as such by any prospective purchaser. The services, systems and appliances shown have not been tested as such and no guarantee as to their operability or efficiency can be given.