



**Ship Gardens, Mildenhall IP28 7DL**

**welcome to**

## **Ship Gardens, Mildenhall**

A first floor apartment situated in a complex exclusively for over 55's located within walking distance to the town centre offering two bedrooms and a balcony over looking the River Lark - General updating required and offered to the market with no onward chain.

### **Entrance Hall**

With electric storage heater and stairs leading to apartment.

### **Landing**

With electric storage heater, two storage cupboards, double glazed window to side aspect and doors to:

### **Lounge/Diner**

16' 4" x 10' 6" ( 4.98m x 3.20m )

With electric storage heater, feature fireplace, sliding patio doors to balcony and opening to:

### **Kitchen**

11' 5" x 7' 5" ( 3.48m x 2.26m )

With a fitted range of base units and drawers with work surfaces over to two sides, matching wall units, inset one and a half bowl stainless steel sink with mixer tap over, built in eye level oven with separate hob and extractor over, fridge/freezer, space for washing machine and double glazed window to rear aspect.





### **Bedroom One**

13' 1" x 9' 7" ( 3.99m x 2.92m )

With electric storage heater, built in double wardrobe and double glazed window to front aspect.

### **Bedroom Two**

9' 6" x 7' 10" ( 2.90m x 2.39m )

With electric storage heater, storage cupboard and double glazed window to rear aspect.

### **Bathroom**

Fitted with a suite comprising panel enclosed Jacuzzi style bath with mixer tap over, separate shower enclosure, low level w.c, vanity wash hand basin with mixer tap over and storage beneath, towel radiator, electric wall heater and double glazed window to rear.

### **Outside**

There are communal gardens for residents to enjoy along with the personal balcony over looking the River Lark. There is residents parking and visitor parking available.

### **Agents Note**

The sale of this property will be subject to receipt of Letters of Administration from the Probate Office. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their conveyancer.



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## Ship Gardens, Mildenhall

- No Onward Chain
- First Floor Apartment
- Over 55's Complex
- Two Bedrooms
- General Updating Required

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 3330.90

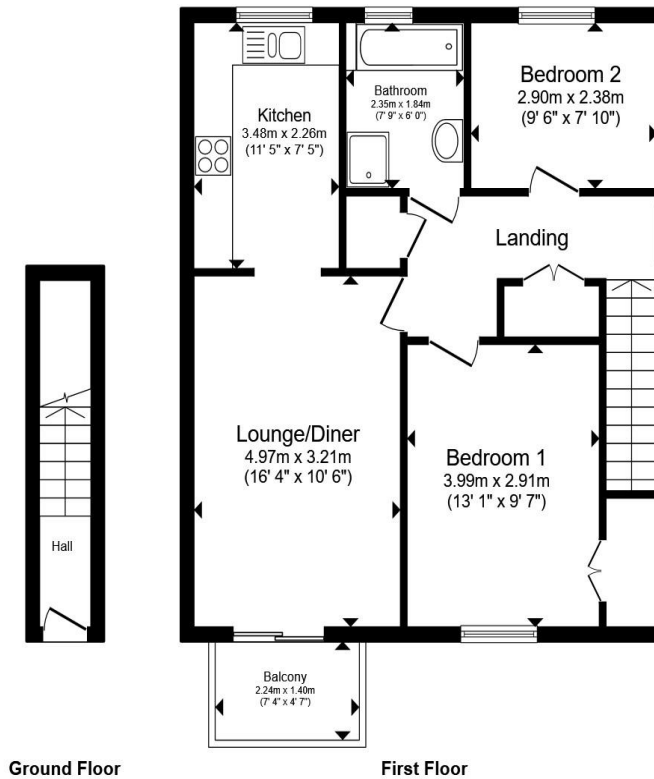
Ground Rent: 202.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1987.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£90,000**



Total floor area 65.5 m<sup>2</sup> (705 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
MDH108642 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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