



## THE GRANARY, ELMSWELL, IP30 9HB

OIEO £125,000  
LEASEHOLD

This well presented top-floor apartment offers contemporary living in the heart of the sought-after village of Elmswell, just moments from local amenities and excellent transport links. The interior features a spacious entrance hall leading to a light-filled, well-proportioned sitting/dining room and a stylish newly fitted kitchen. A generous double bedroom and a sleek modern bathroom complete the accommodation. The property also benefits from allocated off-road parking alongside dedicated visitor spaces. Ideally suited for first-time buyers, downsizers, or, investors. Viewing is highly recommended to fully appreciate the space.

**allhomes**

# THE GRANARY

- One Bedroom Top Floor Flat In Elmswell • Recently Fitted Kitchen & Bathroom • Sitting/Dining Room • Gas Fired Central Heating • Double Bedroom • Allocated Parking • Close To Local Amenities & Transport Links • Well Presented Throughout • Viewing Is Highly Recommended • Step Inside Today With Our 360 Virtual Tour!



## Communal Entrance

Stairs to first and second floor

## Outer Personal Door

Cupboard housing gas boiler adjacent to the front door.

## Entrance Hall

Spacious entrance hall with an entry intercom system. Fitted storage. Window to side.

## Sitting/Dining Room

Well-proportioned room with dual aspect sky lights to front and rear. Radiator.

## Kitchen

Stylish kitchen with a range of wall and base cupboard and drawer units with ample work tops over. Inset sink and drainer. Integrated electric oven, hob and extractor hood over. Space for a washing machine. Dual aspect sky lights. Radiator.

## Bedroom

Double room with sky lights to rear and side. Radiator.

## Bathroom

Stylish suite, WC and wash basin. Bath fully tiled with rainfall shower head over and handheld shower head. Shower screen. Sky light to rear and heated towel rail.

## Parking

Allocated parking and visitors parking.

## Agent's Notes

There is 976 years remaining on the lease. The

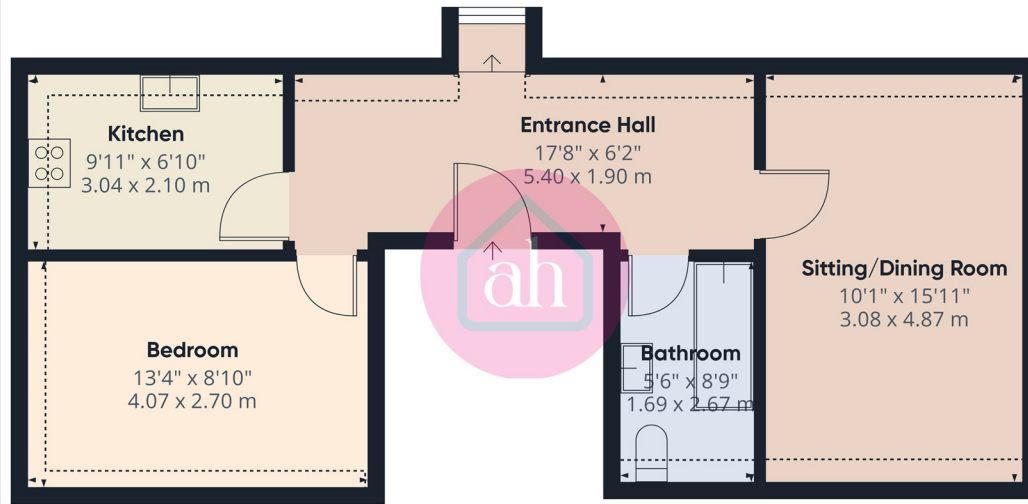
current ground rent is £25 per annum and the service charge is £61 per month. The service charge covers the buildings insurance and the cleaning and electricity for the communal areas.

## Disclaimer

Allhomes, along with their representatives, aren't authorised to provide assurances about the property, whether on their own behalf or on behalf of their client. We don't take responsibility for any statements made in these particulars, which don't constitute part of any offer or contract. To comply with AML regulations, £30 is charged to the buyer which covers the cost of the digital ID check. It's recommended to verify leasehold charges provided by the seller through legal representation. All mentioned areas, measurements, and distances are approximate, and the information, including text, photographs, and plans, serves as guidance and may not cover all aspects comprehensively. It shouldn't be assumed that the property has all necessary planning, building regulations, or other consents. Services, equipment, and facilities haven't been tested by allhomes, and prospective purchasers are advised to verify the information to their satisfaction through inspection or other means.

# THE GRANARY





Approximate total area<sup>(1)</sup>  
 519 ft<sup>2</sup>  
 48.3 m<sup>2</sup>

Reduced headroom  
 68 ft<sup>2</sup>  
 6.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | <b>78</b>               | <b>79</b> |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

EPC Rating: C Council Tax Band: A

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