

oakheart



£180,000

Price Guide

Foundry Close, Glemsford

PRICE GUIDE *£180,000 - £190,000* This contemporary and well-presented two-bedroom ground floor apartment is ideally situated within the highly sought-after Foundry Close in the charming village of Glemsford. Offering a perfect blend of modern living and practical layout, this home is ideal for first-time buyers, downsizers, or investors alike.

The accommodation comprises a bright and spacious open-plan kitchen/living area, thoughtfully designed to maximise both space and natural light, perfect for relaxing or entertaining. The kitchen features a range of wood effect base and wall mounted units topped with stone effect work surfaces, tiled splash backs, space for appliances, an integral oven with four ring gas hob, and a

stainless steel sink and drainer unit complete with chrome mixer tap.

The property features two well-proportioned double bedrooms. The principal suite benefits from ensuite facilities comprising of a double width shower cubicle, low level WC and wash hand basin. A modern family bathroom serves the second bedroom offering a partially tiled finish comprising of a panel bath, low level WC and wash hand basin.

Externally, residents benefit from well-maintained communal gardens, providing an attractive outdoor space to enjoy. The property also comes with two allocated parking spaces, one of which is equipped with an EV charger, as

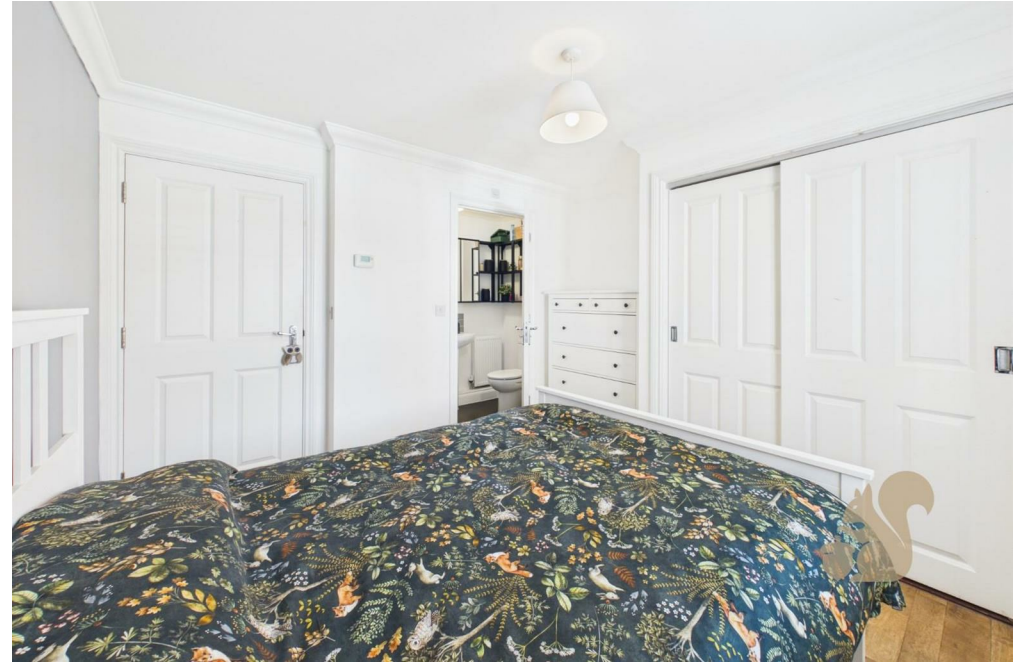
well as additional visitor parking.

A particularly appealing feature of this property is the ownership structure. Foundry Close Owners Limited holds the freehold for the building, which consists of just four flats. Each property owner holds a 25% share in the company, and this sale includes the transfer of that 25% shareholding, offering greater control and long-term peace of mind compared to a standard leasehold arrangement.

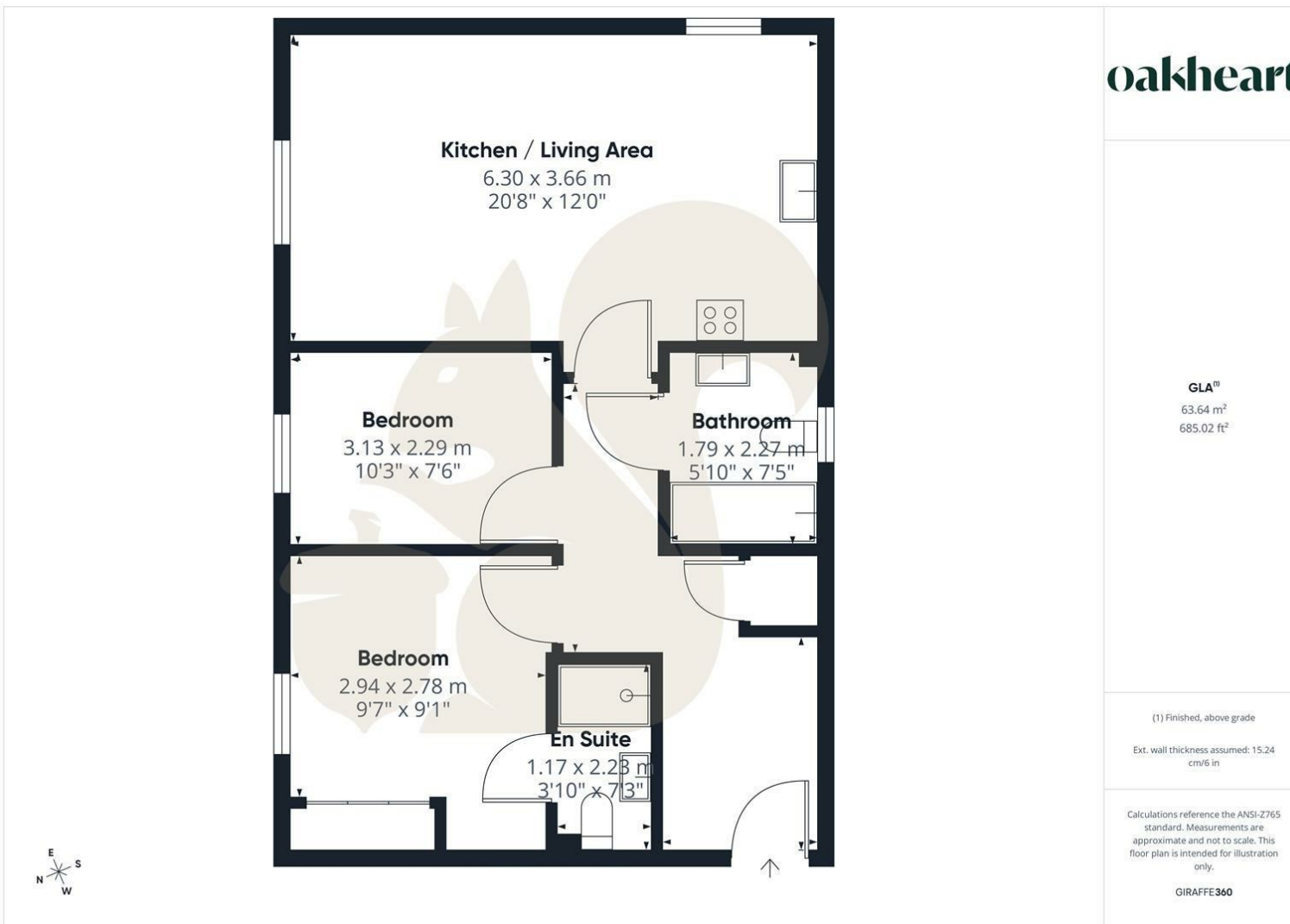
Call Oakheart today to arrange your viewing!











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Local Authority:
Babergh

Tenure:
Leasehold

Council Tax Band:
A

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.