



**The Maltings, Brandon, IP27 0BL**

**welcome to**

## **The Maltings, Brandon**

INVESTORS ONLY - a one bedroom apartment within the popular OVER 55s THE MALTINGS development, sold with TENANT IN SITU paying £690PCM, just a short stroll from the town centre and beautiful riverside walks!

### **Summary**

Positioned within the ever popular The Maltings development, an established and community-focused residence designed exclusively for the over 55s, this one bedroom apartment is offered to investors only with a tenant already in situ, currently paying £690 per calendar month.

The Maltings enjoys a highly convenient location just a short walk from the town centre and its wide range of amenities. The development is particularly well regarded for its strong sense of community and benefits from communal lounges, laundry facilities, beautifully maintained and accessible gardens, and attractive riverside views for residents to enjoy.

The apartment itself has been well cared for by the current tenant and offers bright, comfortable accommodation throughout. A spacious living room is filled with natural light, complemented by a well equipped kitchen, a double bedroom with integrated storage and an accessible shower room.

Combining immediate rental income with a sought-after over 55s setting, this represents a straightforward and appealing addition to any investment portfolio. Viewing is highly recommended!

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With door to front and built in cupboard housing central heating boiler.

#### **Living Room**

With window to rear and archway to:

#### **Kitchen**

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, space and plumbing for washing machine, space for fridge/freezer and integrated oven and hob.

#### **Bedroom**

With built in wardrobes and window to rear.

#### **Shower Room**

With W.C, wash hand basin with taps over, shower cubicle with shower attachment over and heated towel rail.

#### **Agents Note**

The term of the lease is 99 years from 1st April 1989 date, which means there are currently 63 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquiries.

#### **Agents Note**

Please note that the sale of this property is subject to Grant of Probate. Please contact the Branch for more information on any estimated timescales.





**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)



welcome to

## The Maltings, Brandon

- Investors Only - Sold with Tenant Already in Situ!
- Rental Income of £690pcm
- Popular The Maltings Location
- One Bedroom Apartment, Designed for Those Over the Age of 55
- Walking Distance to Town Centre and Amenities
- Strong Community Environment
- Stunning Riverside Views and Manicured Communal Gardens
- Communal Lounges and Laundry Facilities

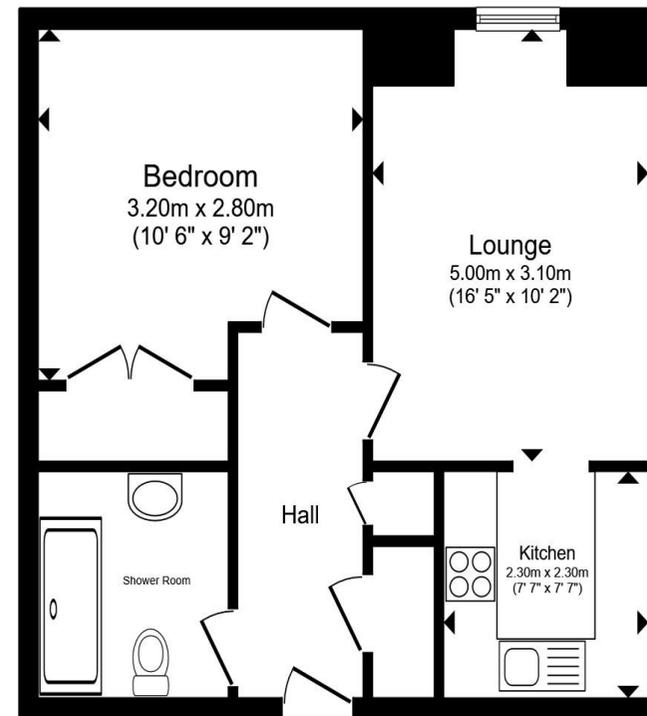
Tenure: Leasehold EPC Rating: C

Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

**£90,000**



Floor Plan

Total floor area 46.5 m<sup>2</sup> (501 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)



check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
BRD111163 - 0001

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.

 william h brown



**01842 811058**



[Brandon@williamhbrown.co.uk](mailto:Brandon@williamhbrown.co.uk)



18-20 High Street, BRANDON, Suffolk, IP27  
0AQ



[williamhbrown.co.uk](http://williamhbrown.co.uk)

