MOLYNEUX
ESTATE AGENTS



Ship Gardens

Mildenhall, IP28

Price £100,000

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Description

This first floor apartment is available with no onward chain, and offered to those over 55, looking for a convenient location adjacent to the River Lark. The property is within walking distance (approx 0.3 miles) of Mildenhall Market Town centre and also benefits from excellent transport links via the nearby A11 dual carraigeway which provides access to Newmarket, Cambridge and London.

The property benefits from a ground floor entrance, with stairs leading to the first floor and a fitted stairlift. There is a spacious landing, which includes a useful double wardrobe as well as an airing cupboard housing the hot water cylinder.

There are two, well proportioned bedrooms, the largest of which includes a built in wardrobe, plus a generous sized lounge with patio doors which open onto a small balcony. The balcony will need to be inspected by a professional to confirm it is safe to use before doing so.

The property also enjoys a fully fitted kitchen, offering a range of wall and base level units, stainless steel sink and drainer, Cooke & Lewis induction hob with an extractor hood fitted over plus ample space for a fridge freezer, washing machine and tumble drier.

The internal accommodation is concluded by a wet/ shower room with W.C, wash hand basin and wall mounted electric shower, as well as multiple grab rails.

Outside, this development includes attractive, communal gardens close to the River Lark in addition to a residents car park.

Measurements

Lounge - 16'4" x 10'5"

Kitchen - 11'4" x 7'5"

Bedroom - 13'1" x 9'7"

Bedroom - 9'6" x 7'10"

Shower Room - 6'10" x 5'11"

Leasehold

This is a leasehold property.

Lease Start Date: 24/06/1987
Length of Lease: 99 Years
Years Remaining: 59 Years

Ground Rent: £202.38 per annum. Payable half yearly, to Estates & Management Ltd.

Service Charge: £4186.80 per annum. Payable half yearly, to First Port.

Anti-money Laundering & Identification

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. Our compliance partner, Coadjute, will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Agents Note

Council Tax Band - West Suffolk, A.

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

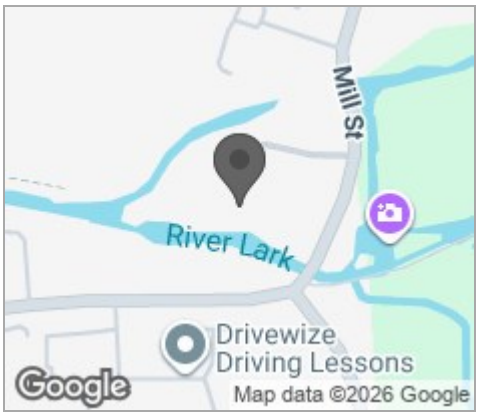
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.



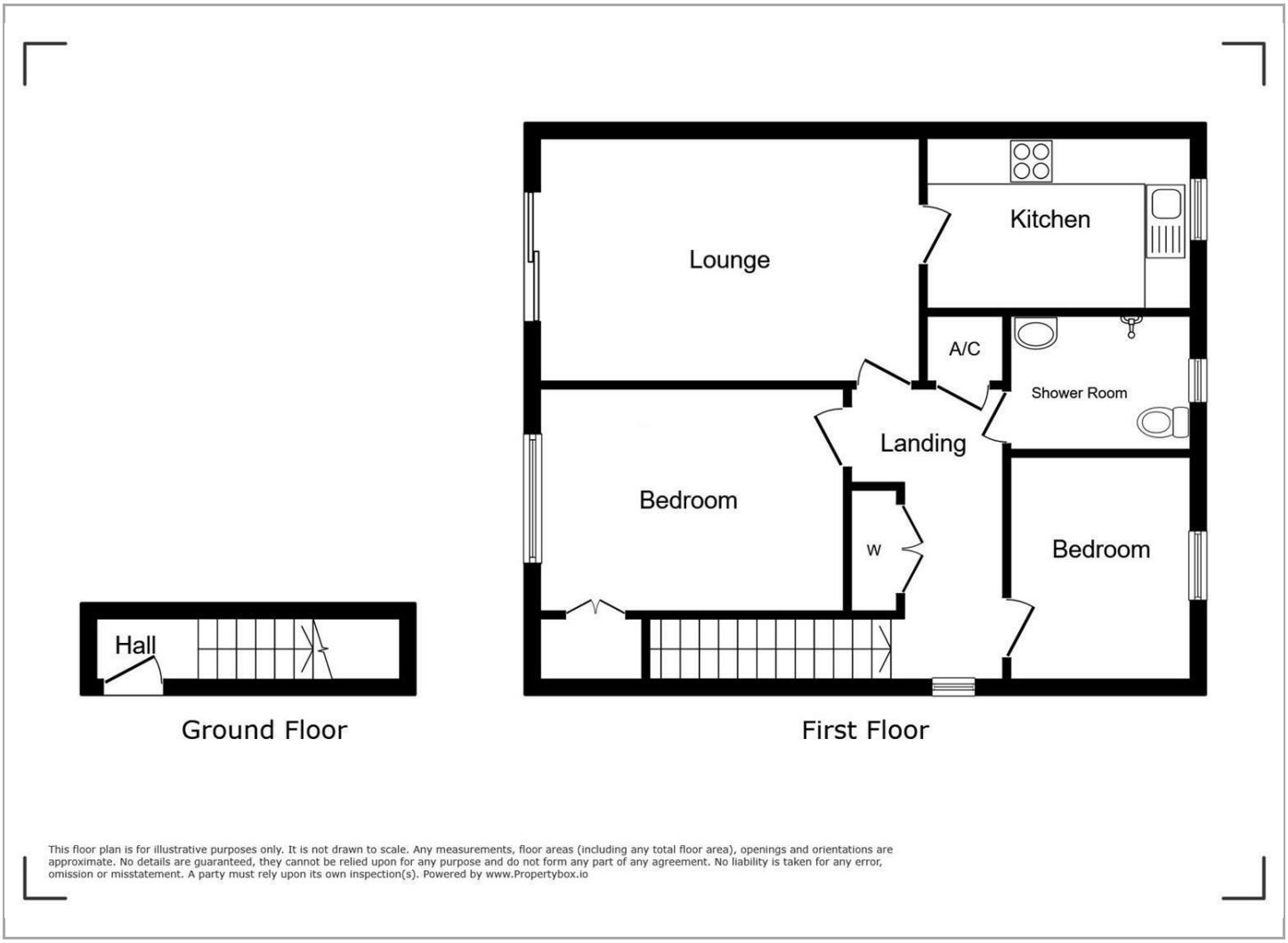






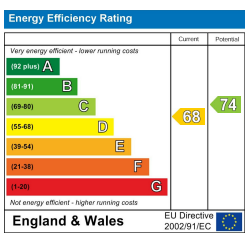


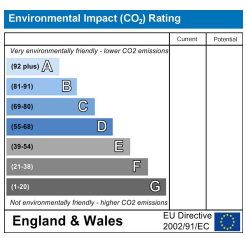




Viewing

Please contact our Mildenhall Office on 01638 474164 if you wish to arrange a viewing appointment for this property or require further information.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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