

JENNIE JONES

EST. 1993

ESTATE AGENTS



HENLEY CLOSE

Saxmundham | Suffolk

£150,000

25 HENLEY CLOSE, SAXMUNDHAM, IP17 1EY

COMFORT, COMMUNITY & PEACE OF MIND IN SAXMUNDHAM

Saxmundham Railway Station – 0.6 miles
Aldeburgh – 7 miles
Thorpeness – 6 miles
Snape Maltings – 5 miles

- Entrance Hall ● Sitting Room ● Cloakroom ● Kitchen ●
 - Sitting Room ●
- Two Bedrooms ● Family Shower Room ● Enclosed Rear Garden ●
 - 62 Year Lease Remaining ●

The Property

Occupying a peaceful position within the Henley Close development, this well presented two bedroom home offers comfortable, low maintenance living exclusively for the over 55s. Conveniently situated within a level walk of Saxmundham's excellent range of amenities, the property combines independent living with the reassurance of a welcoming and supportive community.

The accommodation extends to approximately 72.6 sq. metres (782 sq. ft.) and has been thoughtfully designed over two floors. A welcoming entrance hall leads through to a generous sitting room, offering ample space for both living and dining furniture.

The kitchen is fitted with a range of wall and base units, providing practical workspace and storage, whilst a useful ground floor cloakroom adds further convenience for everyday living and visiting guests.

To the first floor are two well proportioned bedrooms together with a modern shower room, offering comfortable accommodation for homeowners and visiting family or friends alike.



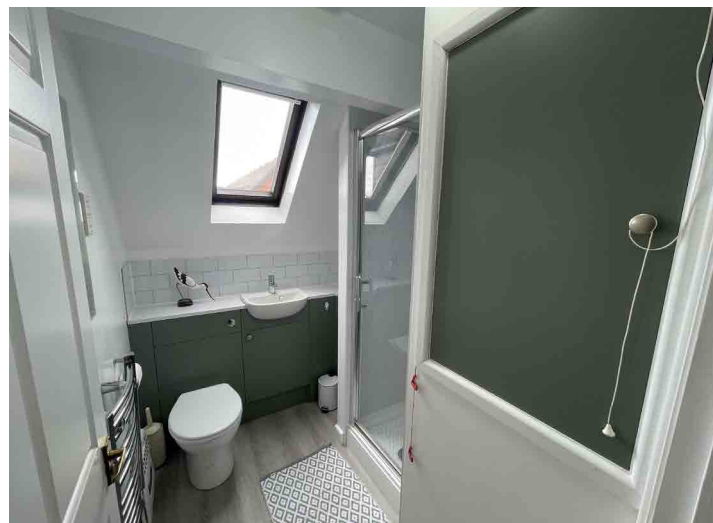


Outside

The property enjoys a private enclosed rear garden, providing a peaceful place to relax, whilst the surrounding communal grounds are attractively maintained, allowing residents to enjoy well kept gardens without the responsibility of upkeep.

Location

Henley Close has been specifically designed to support independent retirement living. Residents benefit from the assistance of an on-site Development Manager during weekday working hours together with an Appello 24-hour emergency call system, incorporating both pendant and pull cord assistance for added peace of mind. A welcoming residents' lounge with kitchen facilities provides an opportunity to enjoy regular coffee mornings and social events, should you wish to take part.



Saxmundham itself offers an excellent range of everyday amenities including supermarkets, independent shops, cafés, a library, health centre and railway station with regular services to Ipswich and onward connections to London Liverpool Street. The popular Fromus Centre and Saxmundham Community Hub are also close by, offering a wide variety of activities, clubs and support within the local community.

Tenure: Leasehold - 62 Years

Services: Mains water, electricity and drainage

Heating: Electric heating

Local Authority: East Suffolk Council

Council Tax Band: C

EPC Rating: D





AWAITING FLOORPLAN

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