



## Saxmundham,

Guide Price £190,000

- Two Bedrooms
- Ideal Investment or First Time Purchase
- Open Plan Lounge / Kitchen
- EPC - B
- First Floor Apartment
- Two Allocated Parking Spaces
- Modern Family Bathroom
- Immaculate Presentation
- Ensuite to Principal Bedroom
- Double Glazing

# Beech Road, Saxmundham

An immaculately presented two bedroom first floor apartment situated in the popular town of Saxmundham. The market town of Saxmundham lies just off the A12, offering a good range of traditional shops in its High Street centre and further amenities within the town including; both primary and free schools, library, doctors and dentists surgeries, Waitrose and Tesco supermarkets. The local railway station which lies just west of the town centre, gives hourly services to Ipswich, which has regular services to London Liverpool Street.



Council Tax Band: A



## DESCRIPTION

We are delighted to offer for sale this first floor two bedroom apartment. This ideal first time purchase or investment property benefits from an entrance hall, lounge/kitchen, two double bedrooms with fitted wardrobes and an en-suite to the principal bedroom, as well as a spacious family bathroom. Externally, the property benefits from two allocated parking spaces, bin store and communal bike shed.

## ACCOMMODATION

Communal security intercom door to communal hall with apartment situated on the first floor. The only first floor apartment located off this entrance.

## ENTRANCE HALL

Two good size storage cupboards, doors to:

## OPEN PLAN LOUNGE / KITCHEN

Living space comprises double glazed windows. Kitchen area offers a range of matching base and wall mounted units, fitted oven, hob and extractor, tiled floor, space for fridge/freezer and tumble dryer, plumbing for washing machine.

## PRINCIPAL BEDROOM

Double glazed window, door to:

## ENSUITE

Double glazed window, three piece suite comprising low-level W.C, pedestal wash hand basin, shower cubicle,

## BEDROOM TWO

Double glazed window, built in wardrobe and built in storage cupboard housing boiler. Radiator.

## BATHROOM

Three piece suite comprising low-level W.C, pedestal wash hand basin, bath, radiator.

## OUTSIDE

Two allocated parking spaces. Communal bike sheds and bin store.

## TENURE

Leasehold (Details TBC).

## OUTGOINGS

Council Tax Band currently A.

## SERVICE CHARGES

Service Charge 24/25: £858 per annum.

Ground Rent 24/25: £130 per annum.

## SERVICES

Mains electricity, gas, water and drainage.

## VIEWING ARRANGEMENT

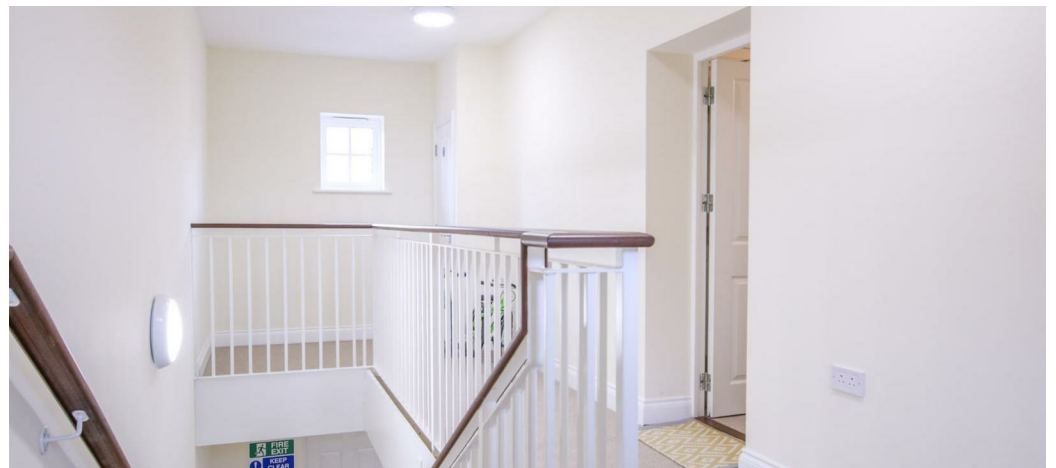
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: [enquiries@flickandson.co.uk](mailto:enquiries@flickandson.co.uk) Tel: 01728 633777 Ref: 20648/RDB.

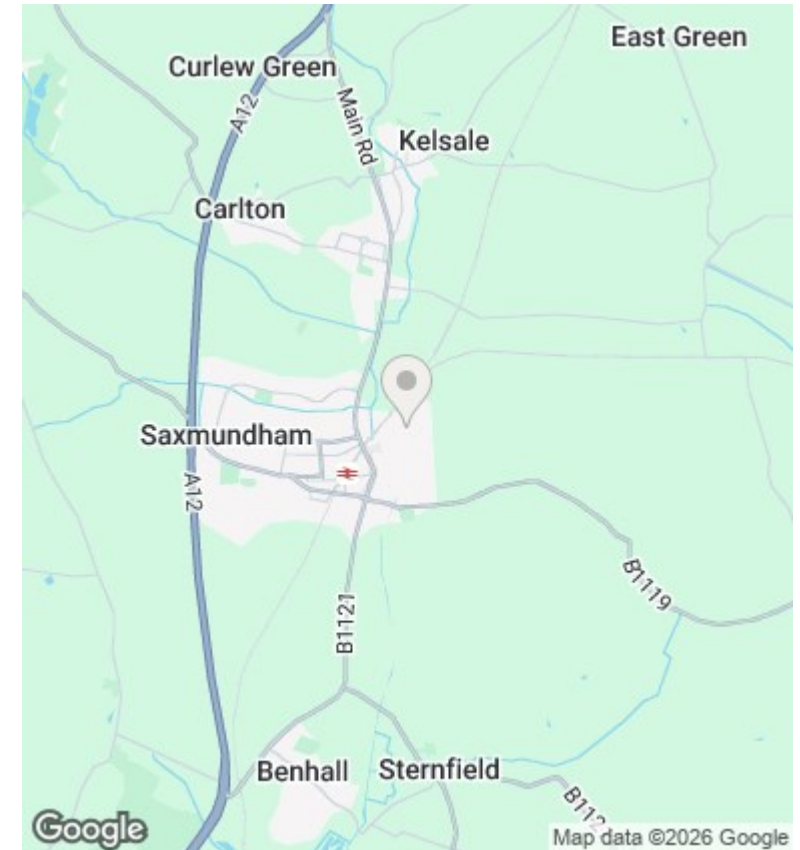
## FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should

be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.







### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

### Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</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		
	EU Directive 2002/91/EC	
<b>England &amp; Wales</b>		

### Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)