

## **Beech Road, Saxmundham, Suffolk, IP17 1FQ**

**Asking Price: £200,000**



- Modern Top Floor Flat
- Built by Hopkins Homes in 2017
- Remainder of 10 Year NHBC Warranty
- Two Double Bedrooms
- 19ft Kitchen/Living/Dining Room
- Bathroom & En-Suite Shower Room
- Two Allocated Parking Spaces
- Double Glazing & Gas Central Heating

Situated in the sought after market town of Saxmundham lies this spacious and beautifully presented two bedroom top floor apartment built by Hopkins Homes in 2017. The apartment comes with the remainder of the 10 year NHBC warranty and benefits from two allocated parking spaces, double glazing, and gas central heating. As agents, we recommend the earliest possible internal viewing to fully appreciate the quality and size of the accommodation on offer which comprises spacious entrance hall; 19ft open plan kitchen / living / dining room; bathroom; and two double bedrooms, one of which has an en-suite shower room.

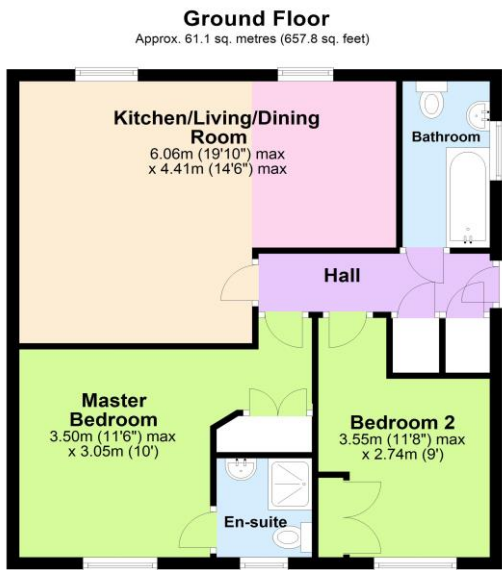


**Lease information:-**

Lease – 125 years from 1.1.2017  
 Ground rent - £130 per annum  
 Maintenance charge - £858.98 per annum

Saxmundham is a charming market town on the Suffolk Coast offering excellent access by rail and road to many of the nearby 'must see' places to visit along the coast. The town has a busy high street and boasts a number of cafés, pubs restaurants, and takeaways; a diverse selection of independent shops including butchers, bakery and hardware store; Waitrose and Tesco; and General Post Office with chemist attached.

Council tax band: A



Total area: approx. 61.1 sq. metres (657.8 sq. feet)

Although every attempt has been made to ensure the accuracy of this floorplan measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. Plan produced using PlanUp.

**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<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			
England, Scotland & Wales		EU Directive 2002/91/EC	