



Palmer & Partners



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Henley Close, Saxmundham, Suffolk, IP17 1EY

Asking Price: £175,000

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Nicely positioned down a quiet cul-de-sac on the modern Brook Farm development, and just a short walk from Saxmundham High Street, lies this nicely presented two double bedroom semi-detached bungalow. Henley Close is situated in a select part of the site exclusively for the OVER 55s with onsite development manager during weekday working hours, Appello 24 hour pendant / pull cord emergency response system, and residents lounge with kitchen and WC. This bungalow benefits from a south-facing rear garden, garage with driveway in front providing off-road parking for one car, double glazing, and is being sold with no onward chain. There are night storage heaters, and an air source heat pump provides warm air / air conditioning in the lounge and main bedroom. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall; dual aspect lounge / dining room; newly fitted kitchen / breakfast room; two double bedrooms, both of which have built-in wardrobes; and newly fitted bathroom with specially adapted ThermaSure walk-in bath / shower enclosure.

LEASEHOLD INFORMATION:-

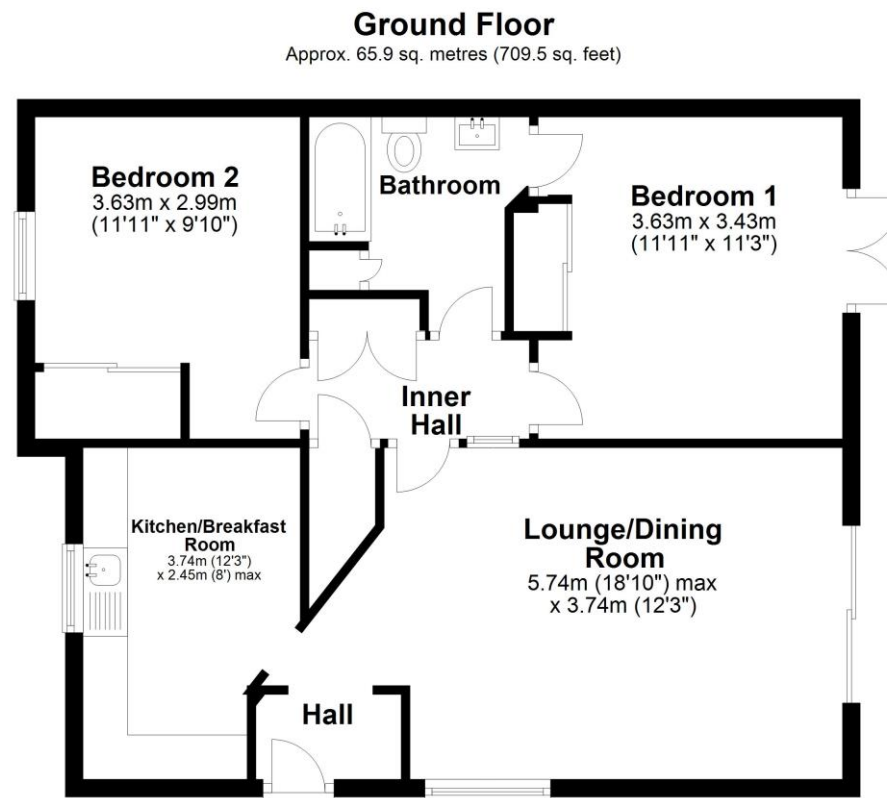
Lease – 99 year lease as of 1st October 1988

The lease could be extended – contact the onsite Development Manager for details

Ground rent - currently £51.14 per half year

Service charge - currently £3,462.89 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 and restaurants, a diverse selection of independent shops, Waitrose and Tesco, and General Post Office.



Total area: approx. 65.9 sq. metres (709.5 sq. feet)



