

Quarry Avenue, Needham Market, Suffolk, IP6 8FA

Offers In Excess Of: £170,000



- Second Floor Apartment
- Two Good Size Double Bedrooms
- Bathroom & En-Suite Shower Room
- Two Allocated Parking Spaces
- 9 Years NHBC Warranty Remaining
- Double Glazing & Gas Central Heating

This modern and very nicely presented two bedroom second floor apartment, situated in Needham Market close to the popular Needham Lake, benefits from two allocated parking spaces, double glazing throughout, gas central heating, and has nine years NHBC warranty remaining. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall; 20ft open plan kitchen / living / dining room; bathroom; and two good size double bedrooms, one of which has an en-suite shower room.

LEASEHOLD INFORMATION:-

Ground rent & service charge – circa £886 per annum

Lease - 125 years from 1.1.2020

Needham Market is an expanding town in mid Suffolk situated between the towns of Ipswich and Bury St Edmunds with the East Anglia Main Line railway running through the town providing trains to Ipswich and Cambridge. Needham Market offers all the usual amenities such as shops, including a new large Co-op; doctors; dentists; pubs and restaurants; together with Bosmere Primary School. The town lies in the Gipping valley and the River Gipping flows through it. The whole High Street is designated a Conservation Area. In Needham Market you will find the fantastic Needham Lake where there are some fabulous countryside and riverside walks. Walking along the River Gipping, you pass woodlands, lakes and wildflower meadows and you can marvel at the historic bridges locks and watermills. Needham Lake is popular with families, fishermen and model boat enthusiasts and is also a haven for wildlife.



Total area: approx. 62.6 sq. metres (674.1 sq. feet)

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			
(95-100)	A		
(81-95)	B	84	84
(69-81)	C		
(55-69)	D		
(39-55)	E		
(21-39)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	