



The Maltings, Riverside Way

Brandon, IP27

Price £90,000



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Description

This two bedroom first floor apartment is available with NO ONWARD CHAIN and is conveniently located within WALKING DISTANCE of Brandon High Street, its amenities as well as a local Supermarket. Offered to over 55's, the property benefits from river side walks by The Little Ouse river as well as a communal lounge, lift, entry phone system, pull cord assistance, hair salon and launderette. There is also an on site manager, car park and attractive communal garden area.

The apartment enjoys a spacious entrance hall with ample wardrobe space consisting of a double cupboard and an airing cupboard which houses the hot water cylinder. There is a generous sized lounge/ dining room with an attractive bay window overlooking the river as well as an open plan kitchen which includes a range of wall and base level units, sink unit and draining board, integrated Belling cooker in addition to a Belling induction hob with an extractor hood fitted above. There is also ample space for undercounter appliances.

The property offers two bedrooms, the larger of which benefits from a built in wardrobe, and the accommodation is concluded by a shower room comprising W.C, wash hand basin, heated towel rail and electric shower cubicle.

Measurements

Lounge/ Dining Room - 19'1" max x 10'7" max

Kitchen - 10'7" x 7'7"

Bedroom - 14'8" x 9'00"

Bedroom - 10'6" x 6'6"

Shower Room - 7'00" x 6'4"

Agents Note

This property is Leasehold. Lease length is 150 years from

2018.

Service Charge: £4164.09 per annum

Ground Rent: £464 per annum

Council Tax Band - West Suffolk, B.

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

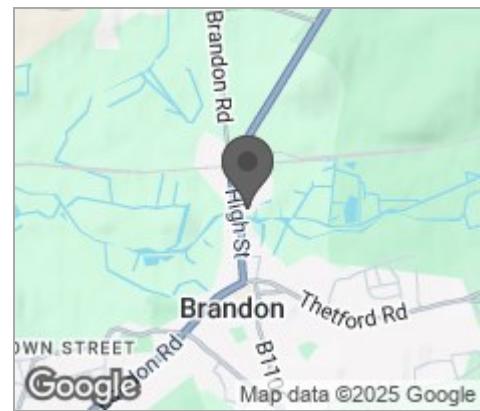
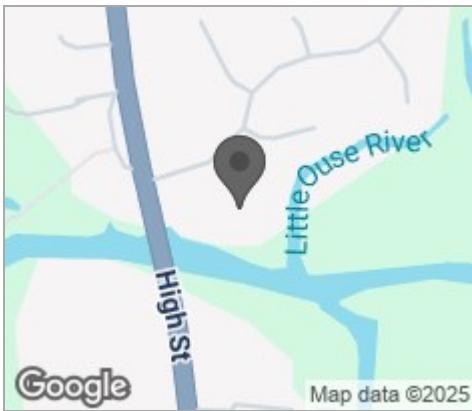
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Tel: 01842 818282





Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(F2 plus)	A		
(61-91)	B	82	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO ₂ emissions			
(F2 plus)	A		
(61-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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