



The Orchard

Brandon, IP27

Price £85,000



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Description

This GROUND FLOOR APARTMENT is available with NO ONWARD CHAIN and benefits from a GARAGE en bloc as well as close proximity to Tesco supermarket and a nearby bus route.

The property is available to buyers over 55 years old and enjoys use of a communal garden as well as a communal lounge, an ideal spot to socialise with some of the neighbouring residents if desired.

Internally the property comprises a welcoming entrance hall which includes a useful storage cupboard, housing a hot water cylinder, in addition to a coat cupboard with hanging rail. There is a generous sized lounge with a feature electric fireplace, fully fitted kitchen, TWO DOUBLE BEDROOMS and a wet/ shower room which includes a W.C, wash hand basin and wall mounted Mira electric shower.

The kitchen offers a range of wall and base level units, sink and draining board, integrated fridge freezer, integrated Indesit cooker in addition to an electric hob with extractor hood over. It is also worth noting that both bedrooms enjoy large built in wardrobes.

The largest bedroom overlooks a communal garden/ courtyard which is located behind the apartment block. The property also benefits from a single garage with an up and over door to the front.

Measurements

Kitchen - 11'00" x 6'7"

Lounge - 15'1" max x 11'00" max

Bedroom - 11'00" plus depth of built in wardrobe x 10'5" max

Bedroom - 13'2" max x 8'1" max

Wet/ Shower Room - 6'4" x 5'6"

Agents Note

This is a leasehold property.

Length of Lease: 99 Years
Years Remaining: 67 Years

Ground Rent: £15.00 per quarter, payable to Sanctuary.
Service Charge: £710.85 per quarter, payable to Sanctuary.

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.

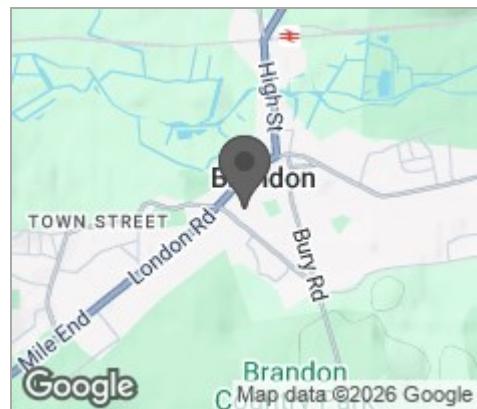
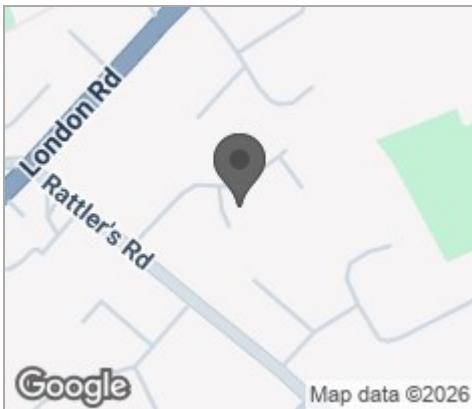
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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.

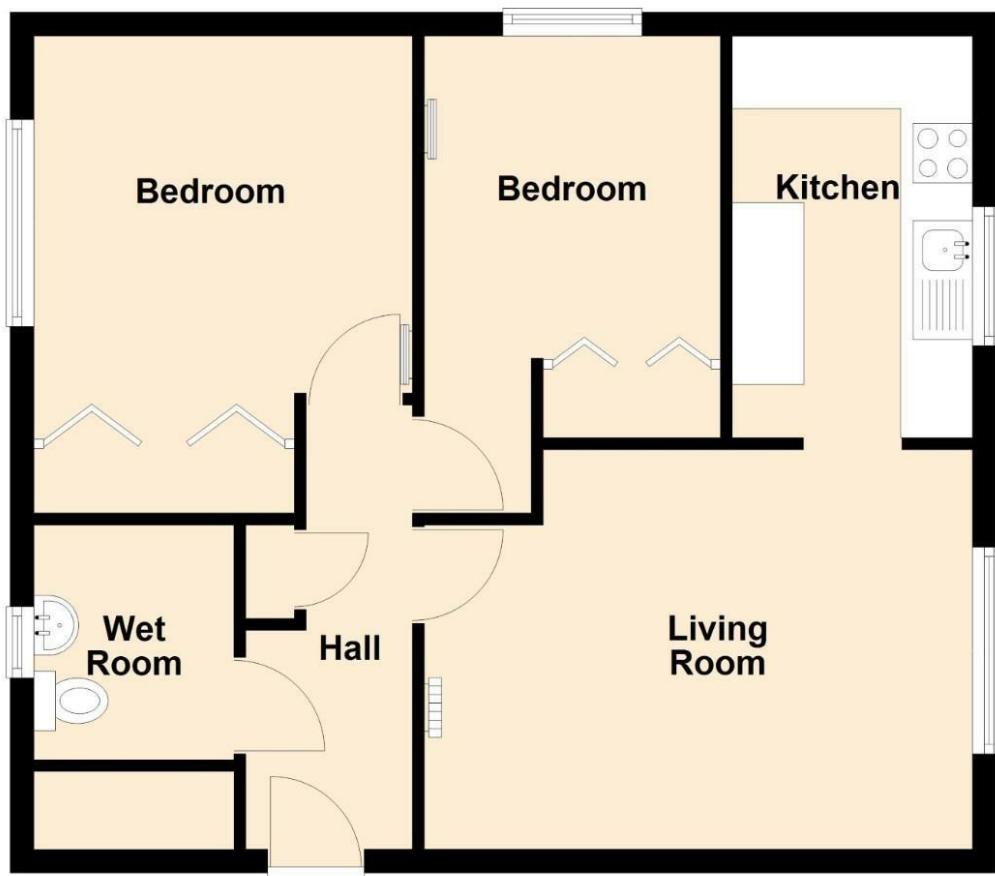
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Tel: 01842 818282





Ground Floor



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		Current	Potential
Very energy efficient - lower running costs			
(F2 plus)	A		
(61-91)	B		
(60-80)	C		
(55-68)	D		
(50-54)	E	59	73
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(F2 plus)	A		
(61-91)	B		
(60-80)	C		
(55-68)	D		
(50-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
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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