



Hizzy
ESTATE AGENTS

4 Brunskill Place Gallows Hill, Hadleigh, IP7 6SH

£159,995



About the property

A great opportunity for a first time buyer wanting to step onto the property market or for a single person/couple wanting easy access to the town's High Street. This first floor 2 bedroom apartment is for sale with no onward chain and offers generous sized living space to include a hall, modern bathroom suite, two double bedrooms both with fitted wardrobes, a kitchen and a light, bright and spacious living room with two windows to the front. The property also includes its own garage, communal gardens and has gas radiator heating (not tested).

Outside

To the front of the property there is a communal lawned area with the apartments set back from the road. The property is accessed from the rear where there are stairs up to the apartment. There is also a garage in a block to the rear (fourth garage from the right). To the front there is an off road parking area but is not something allocated to this property.

Useful Info

We understand from the owner that the current ground rent is £10 per year with the maintenance charge being approx. £250 per year however we are waiting for final confirmation of this. The managing agents are Babergh District council and the remaining lease term is approx. 88

years. The property has all main services connected with the heating being gas fired via radiators (not tested). Currently a band "A" council tax rating with the local authority being Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. Broadband download speed up to 29mbps and upload speed up to 5mbps (source Ofcom). Mobile Network, EE, O2 and Vodafone all have good outdoor coverage with Three having variable outdoor cover. Indoor coverage good on EE, variable on Vodafone (Source Ofcom). Please Note that no services have been tested by the agents.



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