



2 Malthouse Flat, Quay Street,



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ESTATE AGENTS

Quay Street, Halesworth

A recently re-decorated ground floor two bedroom flat in this converted Malthouse building, well located close to the train station and the town centre with gas central heating and parking.

Accommodation comprises briefly:

- One double bedroom
- One Single bedroom
- Family bathroom
- Fitted kitchen
- Spacious L- shaped sitting/dining room
- Allocated car parking space
- Gas central heating
- Communal entrance hall and private entrance lobby
- Chain Free



The Property

The Malthouse building in Quay Street has been converted into six spacious flats and this flat can be found on the ground floor. The property still retains some original features with some internal exposed brickwork. There are two bedrooms, one single bedroom and one double, a modern family bathroom with three piece white suite and a fitted kitchen. To the front of the building is a good sized L-shaped sitting /dining room. The flat benefits from gas central heating (combi boiler) and has recently been re-decorated throughout. There is also one allocated parking space.



Location

The flat is situated on the Quay Street close to Halesworth town centre. Halesworth provides many independent shops, range of schools, public houses, restaurants , doctors, vets and a supermarket. It has a thriving centre of arts for the community called 'The Cut' which is used as a theatre, cinema exhibitions and workshops. There is a train station with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a 20 minute drive away.



GROUND FLOOR
668 sq.ft. (62.1 sq.m.) approx.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Gas central heating, mains water, electric and drainage.

Energy Rating: D

Local Authority:

East Suffolk Council

Tax Band: A

Postcode: IP19 8ET

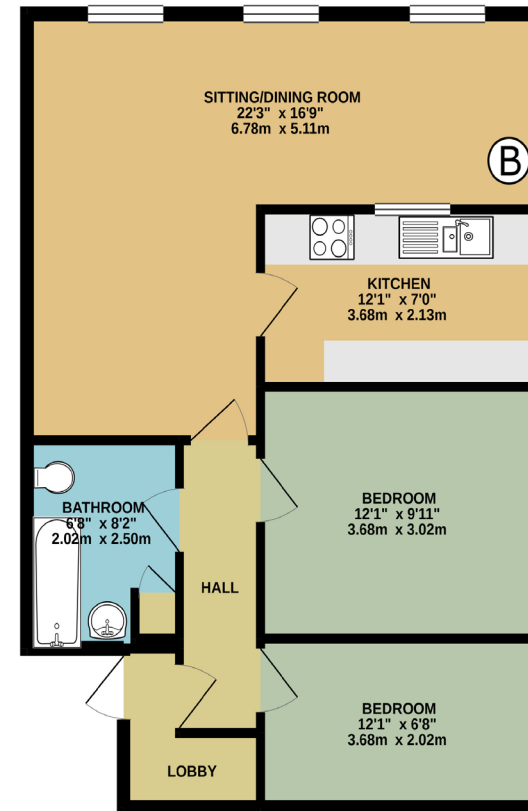
Tenure

Vacant possession of the Leasehold will be given upon completion. 114 years remaining on lease. Ground rent £50 pa.
Service charge £350 pa.
Admin charge £150 pa.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £144,950



TOTAL FLOOR AREA : 668 sq.ft. (62.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

HALESWORTH OFFICE

15A Thoroughfare

Halesworth

Suffolk

IP19 8AH

Tel. 01986 888205

halesworth@muskermcintyre.co.uk