

SOUTHWOLD  
&  
SAXMUNDHAM

EST.  1993

JENNIE JONES

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SAXMUNDHAM

ESTATE AGENTS



9 The Courtyard, Snape, Suffolk IP17 1FB

Guide Price

£400,000 Leasehold

### **SUMMARY OF THE ACCOMMODATION**

**SPACIOUS ENTRANCE HALL; MASTER BEDROOM WITH EN SUITE SHOWER ROOM;  
BEDROOM 2; BATHROOM; OPEN PLAN KITCHEN/DINING AND LIVING ROOM WITH ROOF TERRACE;  
SECURE SHARED COURTYARD GARDEN; DESIGNATED GATED UNDERGROUND PARKING.**

9 The Courtyard is a luxury two bedroom duplex apartment located in a secluded and secret courtyard within the historic Snape Maltings complex. The apartment has been used as a high quality, successful holiday let and would make an ideal country bolthole with income potential. Being in immaculate decorative order earliest viewing of this excellent property is strongly recommended. The spacious entrance hall has a utility lobby with plumbing for a washing machine and boiler which supplies underfloor heating throughout the property. On this floor is the master bedroom which has an ensuite shower room, second bedroom and family bathroom. Stairs lead up to a superb open plan living room which has an extensive range of kitchen units with granite worksurfaces having a sink in-set. Built-in appliances include an oven and hob with cooker hood over, built in fridge freezer and dishwasher. There is access via glazed bi-fold doors to the private roof terrace. The apartment fronts on to a delightful private shared courtyard, secure and for use of residents only, laid to lawn with mature shrubs, trees with seating areas. From this is accessed the underground parking area which is secure with electronic gates - No. 9 having a dedicated parking space and lockable storage area.

The world famous Snape Maltings Concert Hall which is home to the internationally renowned Aldeburgh Festival, is a popular attraction and there are wonderful estuary walks along the Sailors Path, Iken Cliff and woodland walks at nearby Tunstall Forest. This part of Suffolk is a haven for naturalists, artists and musicians and Snape has excellent local pubs and restaurants, a primary school and garage/shop. The attractions of Orford and Aldeburgh lie within convenient reach by car and there are nature reserves nearby including Snape Marshes, RSPB Minsmere and Dunwich Heath. The nearby market town of Saxmundham has a railway station which provides connecting services to London Liverpool Street. Saxmundham has a Wednesday market, an excellent range of local shops with galleries and restaurants and a Waitrose and Tesco supermarket.

### LOCAL AUTHORITY

East Suffolk District Council, Council Offices, East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT  
Tel: 01394 383789

### SERVICES

Mains electricity, water and drainage.

### VIEWING

By appointment through Jennie Jones Estate Agents:

**SAXMUNDHAM** (01728) 605511.

email:

[saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

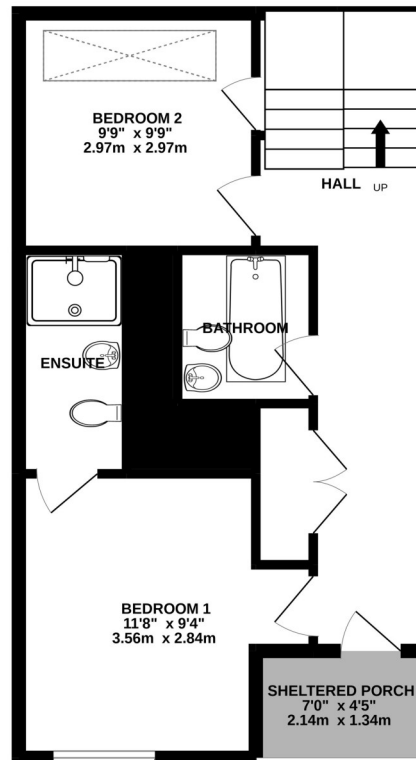
**EPC RATING = EXEMPT**

**TENURE - LEASEHOLD** 125 years from December 2008

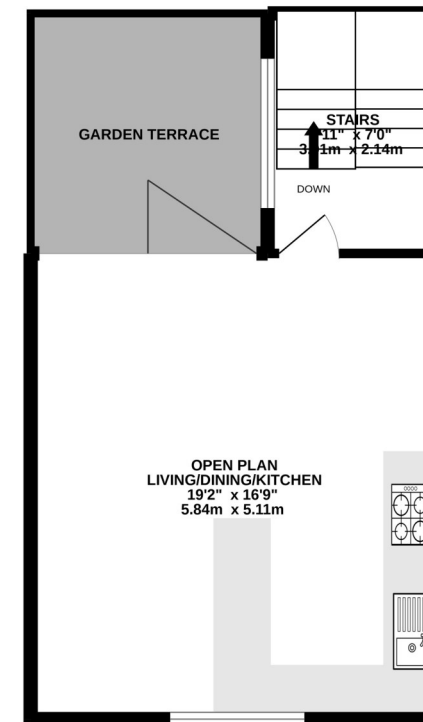
**SERVICE CHARGE** - Approx £1,200 pa Covered within this cost is building insurance, exterior decoration and maintenance (including secure underground parking) and upkeep of the communal courtyard garden.

**GROUND RENT** - £600pa

RAISED GROUND FLOOR  
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 847 sq.ft. (78.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.









