

NORWICH ROAD

Halesworth IP19 8HS

Leasehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01986 490590

FOR SALE PROPERTY



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STARKINGS & WATSON

- No Chain!
- 70% Open Market Value
- Second Floor Apartment
- Wonderful Roof Top Terrace
- Open Plan Sitting/Dining/Kitchen
- Double Bedroom & Bathroom
- Allocated Parking Space
- Presented In Good Order

IN SUMMARY

NO CHAIN. 70% OPEN MARKET VALUE SCHEME. This former British Telecoms exchange building built in the 1930s was CONVERTED in 2007 to create 16 leasehold apartments, and is located within EASY WALKING DISTANCE of HALESWORTH TOWN CENTRE. The property is only available for purchasers set out under the Affordable Housing Act with criteria found below. The apartment itself is WELL PRESENTED and located on the SECOND FLOOR with a PRIVATE ROOF TERRACE and ONE ALLOCATED PARKING SPACE. Internally you will find a central hallway, family bathroom, OPEN PLAN MAIN RECEPTION/KITCHEN with HIGH CEILING and access onto the roof terrace. In addition there is a DOUBLE BEDROOM.

SETTING THE SCENE

Approached via a hard standing turning area to the front, providing visitor parking with access to the communal main entrance door with security intercom. The main parking area can be found to the rear. with one allocated off road parking space as well as bin and bike storage.

THE GRAND TOUR

Entering the main communal door on the ground floor to the front there is a central staircase leading to the second floor landing, this in turn leads to the rear of the building where the entrance door can be found. You will first find a central hallway with intercom system. The bathroom can be found to the right with a shower over the bath, with the main double bedroom beyond. Within the main bedroom there is a useful storage space on a mezzanine level and plenty of space for furnishings. The principal reception room is an open plan kitchen/dining/sitting room with lovely high ceilings. The kitchen offers plenty of cupboard storage, integrated electric oven and hob with extractor fan over, space for fridge and washing machine. The sitting area offers dual aspect windows with double doors leading onto the large private terrace. The property benefits from electric central heating.

THE GREAT OUTDOORS

To the rear of the apartment there is a large private terrace with far reaching views, the perfect space for table and chairs. As mentioned, to the rear of the building you will find the communal parking area with one allocated space and, bike and bins storage.

OUT & ABOUT

With the coastline of Suffolk a 20-minute drive away, the market town of Halesworth is centred around a pedestrian precinct with a wide variety of independent shops. Halesworth has a primary school, library, arts centre, doctors surgery and a hospital. The town is also well served with transport communications having a railway station which offers a service via Ipswich to London Liverpool Street.



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FIND US

Postcode : IP19 8HS

What3Words : ///magpie.shells.blogs

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

The property is sold on a Leasehold basis - 999 years from conversion in 2007
Ground Rent - £50 PA Current Service Charge 1/10/2022- 30/09/2023 - £960 PA.
Additional amount of £417.76 also paid this current year for redecorating of the building.

BUYER CRITERIA

This property can only be sold to those individuals who meet the criteria set out in the S106 agreement attached to this flat:

- (a) Social tenants, either Local Authority or Housing Association tenants
- (b) Individuals on social housing lists
- (c) Key workers (as defined by social Central Government for the purpose of Open Market Homebuy)
- (d) First Time Buyers
- (e) Medical secretaries, medical receptionists, teaching assistants, learning assistants who have been employed for a continuous preceding period of at least five years
- (f) Care workers who are employed by Local Authorities and who have been employed for a continuous preceding period of at least five years
- (g) Any other individual in housing need as may be approved in writing by the Chief Housing Officer at East Suffolk Council from time to time at his/her absolute discretion

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
448.71 ft²
41.69 m²

