



## The Granary | Elmswell | Suffolk | IP30 9HB

£139,995

IDEAL FIRST TIME BUY! A well presented one bedroom second floor apartment located in the heart of Elmswell and within walking distance of amenities and train station. The property also boasts gas central heating and allocated parking. Viewing highly recommended!

- 1 Bedroom Apartment
- Gas Central Heating
- Allocated Parking
- Second Floor Apartment
- Walking Distance to Train Station
- Walking Distance to Amenities

## Approximate Room Sizes

**ENTRANCE HALL** Doors to bedroom, bathroom, living area and airing cupboard

**OPEN PLANNED KITCHEN/LOUNGE** 9' 1" x 21' 1" (2.77m x 6.43m) Double glazed windows to front and rear. Radiator.

Kitchen has a range of wall and base units with work surfaces over incorporating stainless steel sink, electric hob and oven with extractor over, spaces for washing machine and fridge/freezer, tiled walls.

**BEDROOM** 9' 10" x 10' 7" (3m x 3.23m) Double glazed window to front, radiator

**BATHROOM** Double glazed window to rear, W/C, pedestal wash hand basin, panelled bath with shower over, radiator

**OUTSIDE** Allocated parking space

**AGENCY NOTES** This is a leasehold property with approx 978 years left on the lease. There is a service charge of £636 per annum and ground rent of £100 per annum.

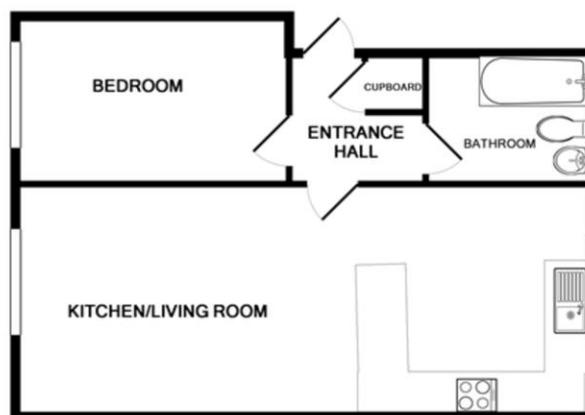
Local Authority – Mid Suffolk

Council Tax Band – A

Tenure – Leasehold

Services – Mains gas, water & electric

Post Code – IP30 9HB



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77   C	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 check the measurements

