



Admiral Court
Long Sutton PE12 9GH

BROWN & CO



ADMIRAL COURT, LONG SUTTON, PE12 9GH

Move Straight In - No Chain

Brilliant first time buyer property

Ideal rental investment with attractive yield

Some 'Smart' light, energy efficient property

Allocated parking space, more available

Quiet location, set back from road in small development



INTRODUCTION

Brown & Co. offers a modern, corner terrace, one bedroom dwelling in Long Sutton. The property benefits from a peaceful location, set back from the road a short walk to the thriving town centre and is sold with no upward chain, an ideal purchase for first time or investment buyers.

THE PROPERTY

Admiral Court comprises; wall mounted porch, entrance area leading to sitting room, staircase, kitchen and wc to the ground floor. Upstairs has landing, double bedroom with excellent storage and bathroom. The property comes with an allocated parking space with the possibility to park a further vehicle just alongside of the home.

The property will suit a variety of purchasers, especially first time or investment buyers. Recently the property has been let on an assured short term tenancy demonstrating an attractive yield at the asking price. The property has also benefited from yearly serviced boiler, yearly electrical checks, and high quality fridge freezer and washing machine included in the sale. Also the property demonstrates a highly efficient energy rating being of modern construction and fitted with 'smart' lighting.

SERVICES

The property is freehold, has mains gas, water, electric and drainage. There is an annual management fee of the shared areas of £325 per annum (2023) and this is paid for the year with next payment due July 2024.

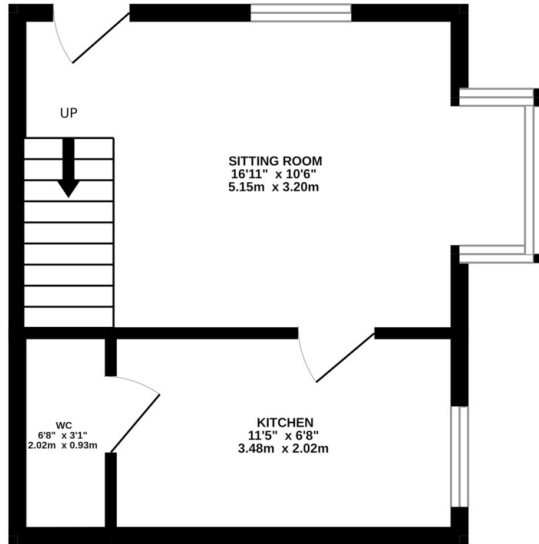
VIEWING PROCEDURE

Viewing of the property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771/ kingslynn@brown-co.com

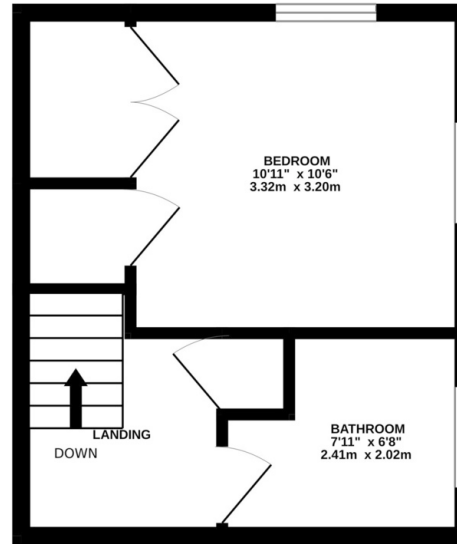
BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D.I check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

GROUND FLOOR
260 sq.ft. (24.2 sq.m.) approx.



1ST FLOOR
248 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA : 508 sq.ft. (47.2 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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BROWN & CO

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