



55B HIGH STREET
LEISTON

TO LET
All enquiries
FENNEL
Tel: 01986 877500

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Retail Use
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Located at in the heart of the High Street, this charming two-bedroom first and second floor apartment has been thoughtfully renovated by the current owner.

A communal entrance hall has stairs rising to the first floor with doors leading to apartments 55a and 55b High Street. Upon opening the door to 55b you will find an entrance hall with stairs rising again to the second floor.

A split-level hallway leads through to the front of the building where a generously sized sitting/dining room can be found with views of the surrounding town. The kitchen is located beside the sitting room and is well designed with a range of fitted units. The apartment offers two comfortable bedrooms and a bathroom.

There is a right of way across the rear of the property to enable bins to be stored and taken out for collection.

TENURE

Leasehold. A new 125 year lease will be created.

£625 per annum service charge

£450 per annum contribution towards building insurance.

SERVICES

Mains electricity, water and

sewerage are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

VIEWING

Strictly by appointment with the agent's Southwold Office.

LOCAL AUTHORITY

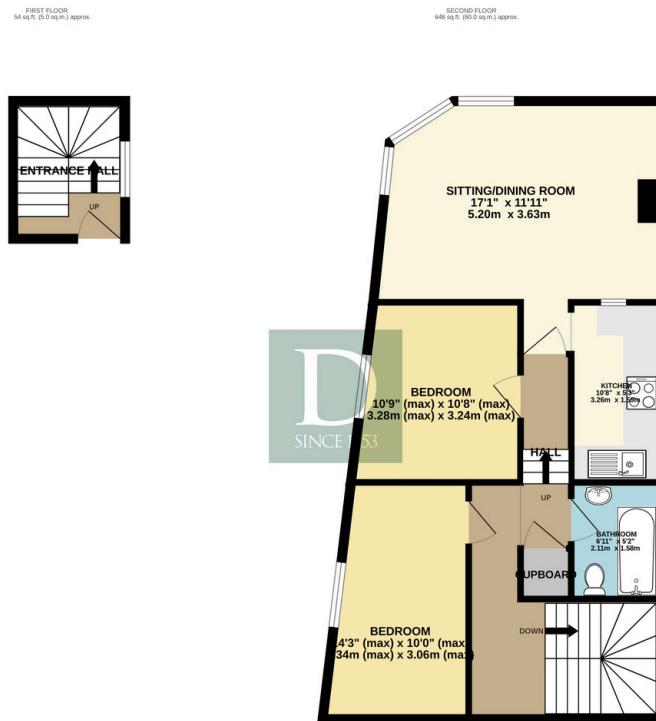
East Suffolk Council.





RECENTLY
RENOVATED

FLOOR PLAN



TOTAL FLOOR AREA: 700 sq ft. (65.1 sq.m.) approx.
While 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 on 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 NOTICE

Durrants and their clients give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

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