



Fairweather Law

COGS

TO LET  
All Enquiries  
PENNE  
Tel: 01986 872500

TO LET  
Retail Use  
FENNEL  
Tel: 01986 872500

55A HIGH STREET  
LEISTON



Located at in the heart of the High Street, this charming two-bedroom first 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 55a you will find a split-level hallway leading 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 shower room.**

so cannot verify they are in working order.)

#### VIEWING

Strictly by appointment with the agent's Southwold Office.

#### LOCAL AUTHORITY

East Suffolk Council.



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

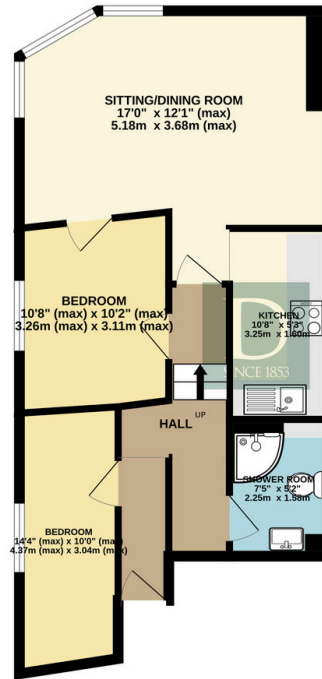




CENTRAL  
LOCATION

## FLOOR PLAN

FIRST FLOOR  
537 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA: 537 sq.ft. (49.8 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 network, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

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### CONTACT US

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