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*6 The Limes, London Road,  
Halesworth, Suffolk IP19 8LT*

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ESTATE AGENTS







Southwold - 9 miles

Norwich - 26 miles

Rarely Available in The Limes warden assisted complex is this completely refurbished excellent semi detached three bedroom house. Situated in a prime position overlooking the lovely communal gardens.

Accommodation comprises briefly:

- Entrance Hall with a cupboard for coats
- Stylish re-fitted kitchen
- Re-fitted ground floor Shower/utility room
- Sitting room with feature fireplace
- Dining room
- Recently built conservatory
- Three bedrooms
- First floor bathroom
- Gas central heating
- Private patio overlooking attractive communal gardens
- Refurbished with attention to every detail
- Garage and parking
- New radiators & a water softener
- 24 hour alarm service



### The Property

This excellent property has been refurbished by the current owners and situated in the centre of The Limes Complex, with its conservatory overlooking attractive communal gardens and with its own private patio - it really is a home from home! This warden assisted development is made up of a variety of houses, flats and bungalows. No.6 has a re-fitted kitchen with built-in appliances, spacious sitting/dining room with a feature fireplace which leads into a conservatory, where you can sit and enjoy the view over the lovely gardens. A separate dining room again is fitted with sliding patio doors into the conservatory. There is a re-fitted ground floor shower room which is also used as a utility room. On the first floor there are three bedrooms, two have a range of wardrobes and a bathroom. The property is offered in excellent condition and has also had new radiators fitted, a water softener and blinds in the conservatory. There is off road parking and a single garage in a block and designated parking areas for visitors.

A communal garden room is available if residents wish to participate in various activities. An age restriction of 60 years and over applies at The Limes complex.







The lease is owned by The Limes Association Ltd, a company owned and managed by the leaseholders of the 30 properties at The Limes, all of whom own an equal share of the freehold. A service charge of £275 per month is payable by each leaseholder and covers the cost of the resident warden, all structural and defined external maintenance, building insurance, maintenance of the communal gardens and common areas including roads and pathways, external lighting and provision of a 24 hour call facility.

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### **Location**

The property is situated close to the centre of town. Halesworth provides many independent shops, Edgar Sewter primary school, public houses, cafés, restaurants, GP surgery, vets and a supermarket. 'The Cut' is the town's exceptional arts centre - converted from a former maltings – which offers a dynamic year-round programme of theatre, cinema, dance and exhibitions, plus art and fitness classes. There is the train station with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the glorious beaches of Southwold, Dunwich and Walberswick are a 20-minute drive away.



### Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

### Services

Gas fired central heating. Mains water, drainage and electricity.

### Local Authority:

East Suffolk Council

Tax Band: B

Postcode: IP19 8LT

EPC: D

### Tenure

Leasehold: 125 years from 1981

Ground Rent: £50 pa

Maintenance/Service Charge: £275 per month

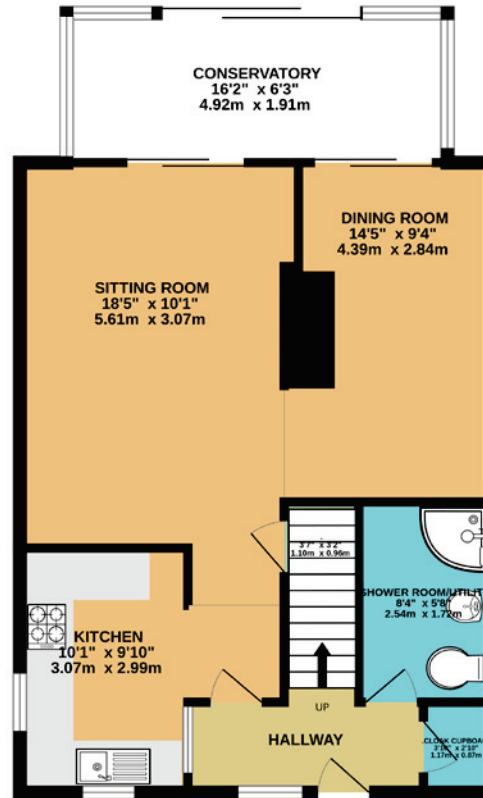
### Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

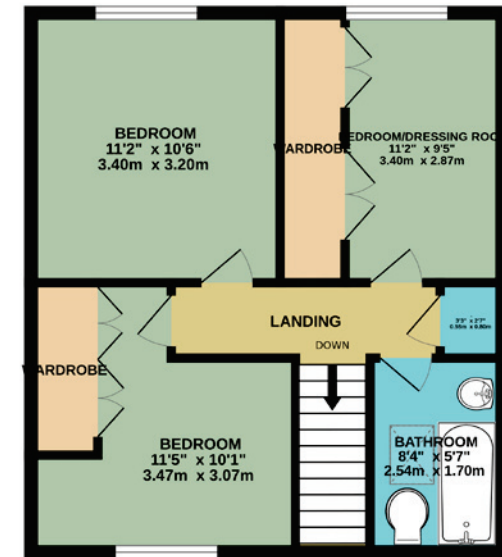
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**Guide price: £265,000**

GROUND FLOOR  
626 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR  
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 1082 sq.ft. (100.5 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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[www.muskermcintyre.co.uk](http://www.muskermcintyre.co.uk)

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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