



The Granary, Elmswell
IP30 9HB

£129,000 Leasehold

MaxwellBrown

Independent Property Agents

A spacious and well presented first floor, 1 bedroom apartment, situated within The Granary, which is located within Elmswell, adjacent to the rail station. Could be suitable for first time buyers or buy to let investors. Accommodation includes hall, generous open plan lounge/kitchen, bedroom and bathroom. Other benefits include gas central heating, allocated parking for one car plus visitor parking allocation.



Secure intercom entry to the building on the ground floor. Stairs to communal first floor landing. Door off to:

Entrance Hall: With a useful built-in storage cupboard for coats and shoes, etc. and highly practical wood effect vinyl flooring.

Open Plan Lounge/Kitchen Area: With windows to both the front and rear aspects, radiator, coving

Kitchen Area: Fitted with cream gloss fronted units and wood effect worktops, inset stainless steel sink, cupboards and drawers under, eye level units, integrated oven, ceramic hob with extractor hood over, tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer, window to rear, laminate wood effect flooring, wall mounted Worcester gas boiler.

Bathroom: White suite comprising panelled bath with mixer shower over, pedestal wash hand basin, low level flushing WC, vinyl wood effect flooring, part tiled walls, window to rear aspect, radiator.

Bedroom 1: Window to front aspect, radiator.

Outside:

Allocated resident's parking for one car, plus an allocation for one visitor.

Services:

It is understood from the vendors that all mains services are connected to the property.

Council Tax Band A: payable to Mid Suffolk District Council

Broadband Speeds according to Ofcom:

Standard download 19Mbps

Ultrafast download 1000 Mbps

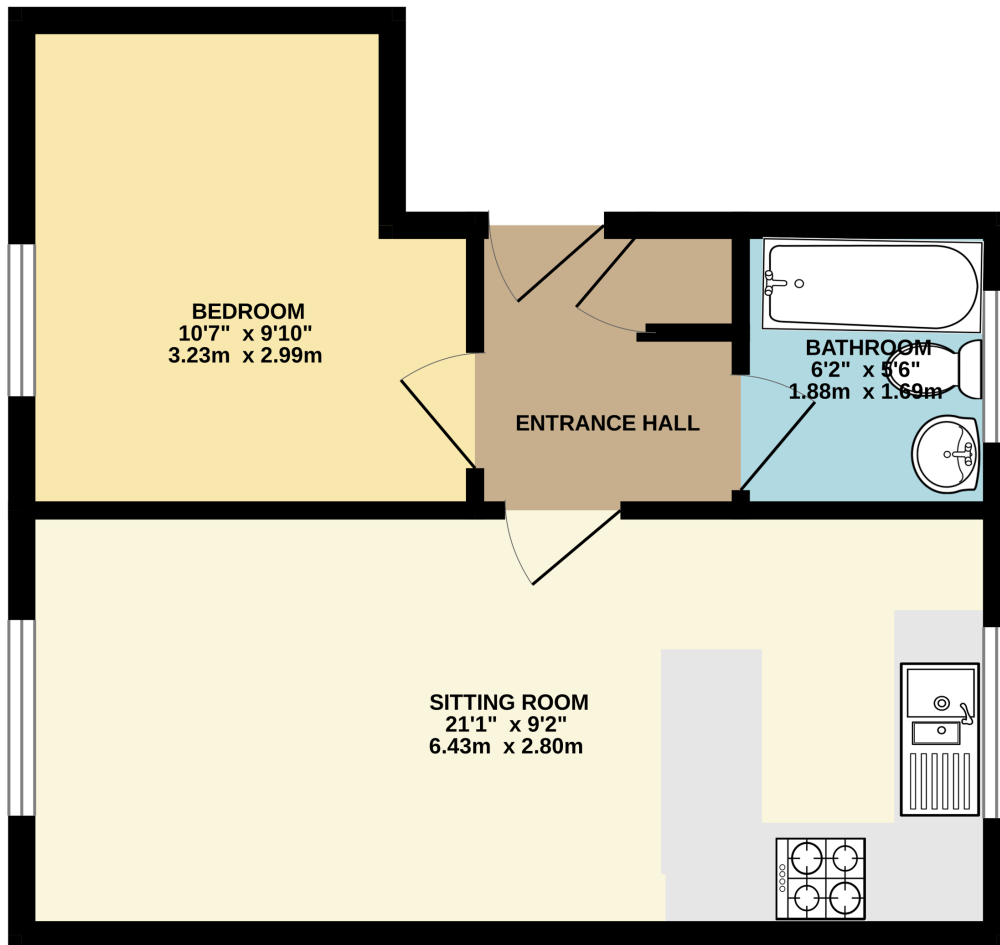
Lease Details: It is understood that the property is held on a lease, with approximately 978 years remaining. There is a current monthly charge of £61.00 for service charges and ground rent is £100 per annum.

EPC Graph

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		

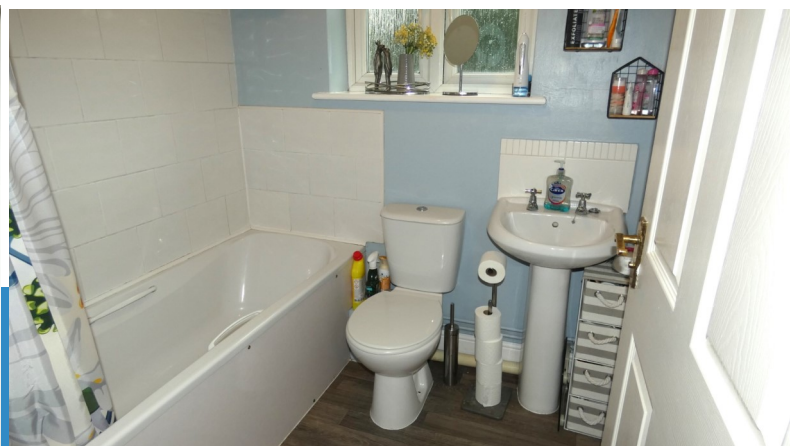


GROUND FLOOR
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 359 sq.ft. (33.4 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

