A delightful purpose built complex of retirement apartments in Brandon with landscaped communal gardens onto the river Little Ouse. This first floor two bedroom apartment is well presented throughout and is rarely available with early viewings recommended.

- First Floor Apartment
- Entrance Hall
- Lounge
- Fitted Kitchen
- Two Bedrooms
- Bathroom
- Night Storage Heaters
- Landscaped & Managed Communal Gardens
- River Frontage And Close To Town Centre
- Viewings Recommended
SITUATION & LOCATION
The Maltings is a purpose built complex of retirement apartments conveniently located just a short walk from Brandon town centre and the main High Street. Brandon railway station is equally close and the Maltings enjoys landscaped gardens which have river frontage directly onto the river Little Ouse.

This well presented first floor apartment is now available to purchase and is offered in good decorative condition and benefits from spacious lounge, fitted kitchen, two bedrooms and bathroom. This apartment can be easily accessed via a lift and the main entrance to the Maltings is operated through a door release intercom system.

The Maltings is a well run sheltered complex for the over 55's. There is a resident manager and benefits include maintained communal areas; a visiting hairdresser and chiropodist and a laundry room. The service charge covers such costs as water charges, buildings insurance and the resident manager plus maintenance of communal areas.

The delightful landscaped communal gardens are an outstanding feature with frontage onto the river Little Ouse and provide a wonderful setting and environment for residents.

Brandon is a small West Suffolk town situated in the heart of the Breckland and the Thetford pine forest. It has a range of shops catering for most day-to-day needs; churches; schools and other facilities including a modern sports complex. Brandon railway station is on the Norwich-Ely line; from Ely connections can be made to services to London, the Midlands and the North. The larger town of Thetford is only six miles away with a sports centre with an indoor swimming and leisure pool complex and a range of other sporting and social clubs and amenities.
KITCHEN
10’ 6” x 7’ 7” (3.22m x 2.33m) Fitted kitchen with range of matching wall and floor cupboard units with work surfaces over incorporating stainless steel sink unit; built in electric oven and ceramic hob with extractor hood over; plumbing for automatic washing machine; cushion flooring; sealed unit double glazed window.

BEDROOM ONE
14’ 9” x 9’ 1” (4.52m x 2.77m) Fitted carpet; built-in double wardrobe cupboard with sliding mirrored doors; night storage heater; sealed unit double glazed window.

BEDROOM TWO
10’ 8” x 6’ 9” (3.26m x 2.06m) Fitted carpet; night storage heater.

BATHROOM
Coloured suite comprising of panelled bath with electric shower over; w.c; wash hand basin; electric heated towel rail; wall mounted fan heater; cushion flooring.

OUTSIDE
The Maltings lies off Riverside way. There is an ample car park for residents and visitors. The well tended communal gardens are beautifully laid being predominantly located to the rear of the complex and leading gently down to the river Little Ouse.

LEASE TERMS
The 99 year lease commenced in 1989 with 73 years remaining unexpired.

The ground rent payable every six months is £122.83 and service charge costs are £210.18 per calendar month.

01842 813466
www.chilternsestateagents.co.uk
TOTAL APPROX. FLOOR AREA 59.7 SQ.M. (643 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2015
Energy Performance Certificate

19, The Maltings, Riverside Way, BRANDON, IP27 0BL

Dwelling type: Mid-floor flat
Date of assessment: 23 October 2014
Date of certificate: 23 October 2014
Reference number: 2678-9992-7220-2194-1964
Type of assessment: RdSAP, existing dwelling
Total floor area: 64 m²

Use this document to:
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £1,167
Over 3 years you could save: £66

Estimated energy costs of this home

<table>
<thead>
<tr>
<th></th>
<th>Current costs</th>
<th>Potential costs</th>
<th>Potential future savings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lighting</td>
<td>£240 over 3 years</td>
<td>£153 over 3 years</td>
<td></td>
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<tr>
<td>Heating</td>
<td>£537 over 3 years</td>
<td>£558 over 3 years</td>
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<tr>
<td>Hot Water</td>
<td>£390 over 3 years</td>
<td>£390 over 3 years</td>
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<tr>
<td>Totals</td>
<td>£1,167</td>
<td>£1,101</td>
<td>You could save £66 over 3 years</td>
</tr>
</tbody>
</table>

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures | Indicative cost | Typical savings over 3 years | Available with Green Deal
--- | --- | --- | ---
1 Low energy lighting for all fixed outlets | £20 | £65 |  

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to
At Chilterns we believe that customer service is right at the top of our priority list. That’s why we have an excellent team of Valuers, Negotiators, Sales & Lettings consultants, all on hand to help you. With a wealth of experience and a professional attitude, Chilterns friendly team are here to support and guide you whatever your property needs. We know how important it is for you to know who you are dealing with, to be able to put a name to a face, and by way of an introduction here is the Chilterns Brandon team.

**Yannis Prodromou, Managing Director MNAEA MARLA**
Yannis is well known in the area, having worked locally in the industry for over 30 years. He specialises in both sales & lettings, heading a dedicated team of negotiators and property consultants across the Chilterns network of offices. His knowledge and expertise is invaluable within the company and as a senior valuer, he personally carries out open market valuations and appraisals in the Brandon area, offering sound advice and guidance to vendors as part of the selling process.

**Elaine Forrester, Senior Negotiator**
Elaine has many years of experience in residential sales, having worked for both corporate and independent agents. By combining her experience and skills she is an excellent communicator, dedicated to her clients and customers offering sound advice and guidance with a friendly and positive demeanour. Elaine is passionate when it comes to selling property and vendors can feel confident of her support throughout the selling process.

**Andrew Jameson, Office Manager**
Andrew is a long standing member of the team. Having joined Chilterns in 1999 he has now worked in the industry for 15 years and has a wealth of experience in both sales and lettings and has built up an enviable reputation as a well respected and attentive property professional. Andrew is a keen sportsman and lives with his family in Brandon and is well known locally.

**Emma Harvey, Negotiator**
Emma is a long standing and valuable member of the Team. Having worked in each of Chilterns offices over the years, Emma is an all rounder and able to deal with all aspects of sales and lettings. Like all our team, Emma is focused on customer service and professionalism. Having grown up in Brandon, she is very familiar with the town and its’ community and is a great asset to Chilterns’ Brandon team.

Diane, Mandy, Carol & Karen are part of our property management team and play an invaluable role in the day to day successful management of our extensive lettings landlord owned portfolio.