



Robinsons Mill, Mellis



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ESTATE AGENTS

Diss - 6.2 miles
Eye - 4 miles
Bury St Edmunds - 21.6 miles
Norwich - 26 miles

An impressive two bedroom apartment situated in this iconic and historic building with panoramic views over Mellis Common.

Guide Price £180,000

Accommodation comprises briefly:

- Entrance Hallway
- Sitting Room
- Kitchen/Dining Room
- Two Double Bedrooms
- Family Bathroom
- Parking
- Double Garage
- Communal Courtyard
- Lovely Views Over The Common



The Property

2 Robinsons Mill is a stylish two bedroom third floor apartment, situated in this stunning, unique former mill. Converted in 2003, the flat is one of three flats in the original mill building and one of nine in the total development.

From the ground floor a communal hallway (shared with one other flat) enters into the mill with stairs leading up to the second, third and fourth floors. At the front door is an electric intercom system to gain access into the flat. On entering into the flat you will walk into the central hallway which provides access into the kitchen, sitting room, bathroom and two bedrooms. The sitting room is a well proportioned room measuring 10'3" x 20' with three windows overlooking the common. Adjacent is kitchen/dining room which has number of wall and base cabinets comprising a built in four ring gas hob, stainless steel sink, double oven, fridge/freezer and dishwasher. To the other end of the room is ample space for a dining table and chairs. Both of the bedrooms are double rooms with the master benefitting from two double wardrobe cupboards. The bathroom comprises a modern white three piece suite.

The Lease & Charges

The flat has a 999 year lease from 2003 with a service charge and ground rent payable yearly. The ground rent currently equates to around £50 per annum with the service charge currently at £450 per annum. The service charge includes buildings insurance, sewage charges and maintenance of the communal areas. The flat has one share in Robinsons Mill Limited, which is the allocated management company.



Outside

The property shares a communal courtyard with an established seating area and also benefits from a large double garage with power, light and an electric up and over door. Although the flat has no private garden, it does benefit from being situated adjacent to the common.

Location

Robinsons Mill is situated to the centre of Mellis and is nestled on the edge of Mellis Common, which is the largest single block area of common land in Suffolk. The Common is managed by the Suffolk Wildlife Trust and is a registered conservation area with a number of protected species such as barn and tawny owls thriving throughout the common. Within the village there is a primary school, public house and church with wider amenities available in the small town of Eye, just 2 miles away, including schooling to sixth form level at the well regarded Hartismere High School. The market town of Diss is only 6 miles away with further facilities and a train station with links to Ipswich, Norwich and London Liverpool Street. Mellis also offers great access to the A140 and A143.

Directions

On entering the village from the A140, pass the village school and proceed over the railway line. Just after the crossing, turn left down a track just past 'Multi York' furniture store where Robinsons Mill will be situated.

Fixtures and Fittings

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

Services

Gas fired heating. Mains water & electric. Private drainage.

Local Authority

Mid Suffolk District Council

Tax Band: B

Energy Rating: C

Postcode: IP23 8DN

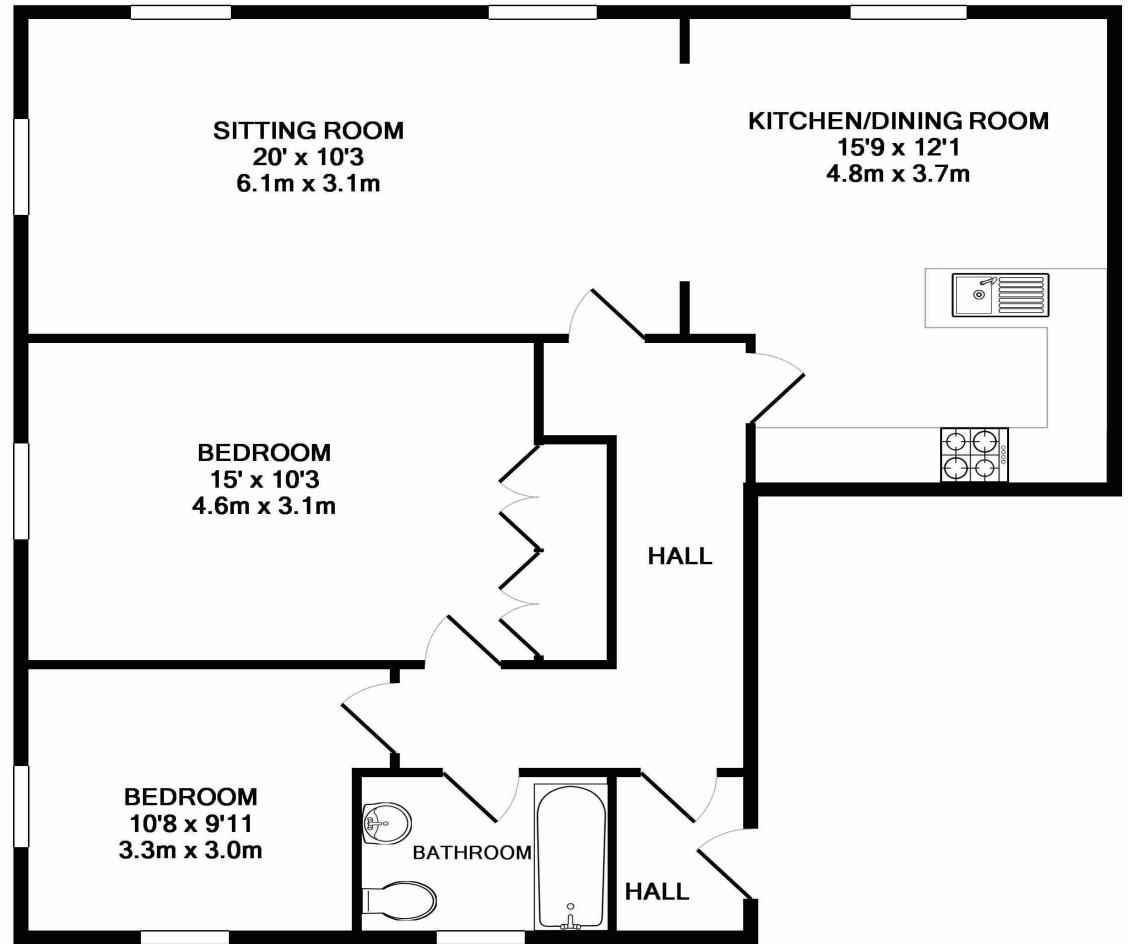
Agents Note

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.

Tenure

Vacant possession of the leasehold will be given upon completion.





TOTAL APPROX. FLOOR AREA 992 SQ.FT. (92.1 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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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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