

A Grade II Listed ground floor apartment, being one of the six dwellings created when Leiston Hall was converted in 2006.

Guide Price
£220,000 Leasehold
Ref: P6150/B

Flat 1, Leiston Hall
The Gables
Leiston
Suffolk
IP16 4UZ



Communal hall, entrance lobby, sitting room, kitchen.
Two double bedrooms, one with en-suite bathroom
and further shower room.
Private south facing terrace, allocated parking and
communal gardens.

Contact Us



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Location

The property will be found along Waterloo Avenue, not far from the town centre. Leiston benefits from a High Street offering a good variety of independent retailers, together with a Co-operative supermarket. There is also the popular Leiston Film Theatre, a post office, Barclays Bank, a library, museum, garage, a number of public houses and primary (Leiston Primary School with nursery) and secondary schooling (Alde Valley High School). Saxmundham lies about three miles to the west where there are further facilities including Waitrose and Tesco supermarkets, as well as rail services to Ipswich and some direct trains through to London's Liverpool Street station. The Heritage Coast, with the popular coastal villages and towns of Thorpeness and Aldeburgh, is within two miles. The County Town of Ipswich lies about twenty miles to the south-west.

Description

Flat 1, Leiston Hall is an immaculate and charming ground floor apartment. The accommodation is light and spacious, having a wonderful light filled sitting room, with high ceilings and French style doors to the south facing terrace. There is a well appointed kitchen with integrated Neff appliances including fridge/freezer, oven, hob and dishwasher. Washing machine, water softener and water filter, which is located under the sink unit. The Master Bedroom has an en-suite bath and shower room and a further double bedroom with a separate shower room. The property benefits from gas fired central heating and attractive sash windows throughout.

The Accommodation

Solid front door leading to the

Communal Hallway

With external entry phone system. A further inner door to the Entrance Lobby gives private entrance to the Flat.

Front door to the

Entrance Hallway

With built in double cupboard with hanging rail and shelving. Radiator, built-in double airing cupboard with pressurised water cylinder and slatted shelving. Door to the

Sitting Room 20' x 17' (6.09m x 5.18m)

With two sash windows to the side overlooking the church. French style doors to the garden, flanked by panelling. Four wall mounted lights, three radiators and an opening in to the



Kitchen 12'7 x 8'6 (3.83m x 2.59)

With sash window to the side towards the church. Matching range of fitted wall and base units with one and a half bowl single drainer sink unit with mixer tap over and tiled splashbacks to roll top worksurfaces. There is a water softener and water filter below the sink unit. Integrated fridge/freezer, dishwasher, washing machine, four ring gas hob with electric oven under and extractor hood over.



Master Bedroom 13'8 (plus recess) x 9'8 (4.16m x 2.84m)

With sash window to the front and radiator. Door to the



En-suite Bathroom

With panelled bath, fitted hand wash basin with cupboard under and light and shaver point above. Built-in double shower tray in tile surround with glazed concertina door and mains fed shower. WC with concealed cistern and shelf above and tiled splashbacks. Chrome heated towel rail. Wall mounted fan heater and extractor fan.

Bedroom Two 11'2 x 9'10 (3.40m x 2.99m)

With sash window to the rear and radiator.



Separate Shower Room

Having fitted hand wash basin with cupboard under and light and shaver socket over. WC with concealed cistern and shelf above. Built-in shower cubicle with mains fed shower and concertina door. Radiator and extractor fan.

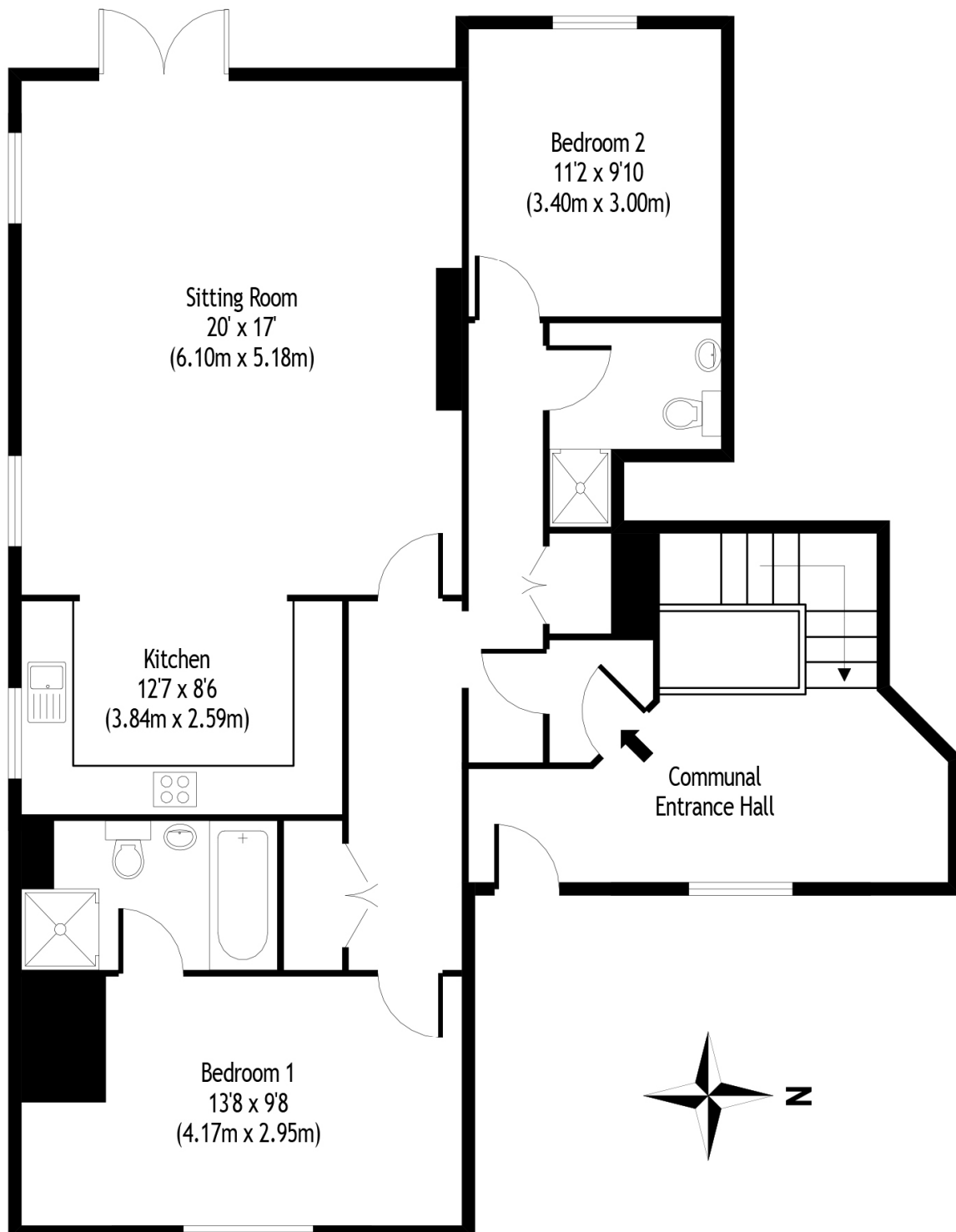


Outside

The property stands recessed from the road by a long shingle driveway leading to the allocated parking area, (being the left hand bay if looking at the property). A shingle pathway at the side of the property leads around to the private terrace at the rear which enjoys a southerly aspect with paved patio area bordered by shrub and flower beds. To the rear of this is a communal lawned area which is partly walled.



Flat 1, Leiston Hall, Leiston
Approx. Gross Internal Floor Area - 1141 Sq ft / 106 Sq M



For identification purposes only. Not to scale.
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Produced for Clarke and Simpson



Viewing Strictly by appointment with the agent.

Services Mains, water, electricity and drainage connected.

Council Tax Band C: £1,633.81 payable per annum 2019/2020

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789

NOTE

1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. No warranty can be given for any of the services or equipment at the property and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational. Any distances, room aspects and measurements which are given are approximate only. No guarantee can be given that any planning permissions or building regulations have been applied for or approved.

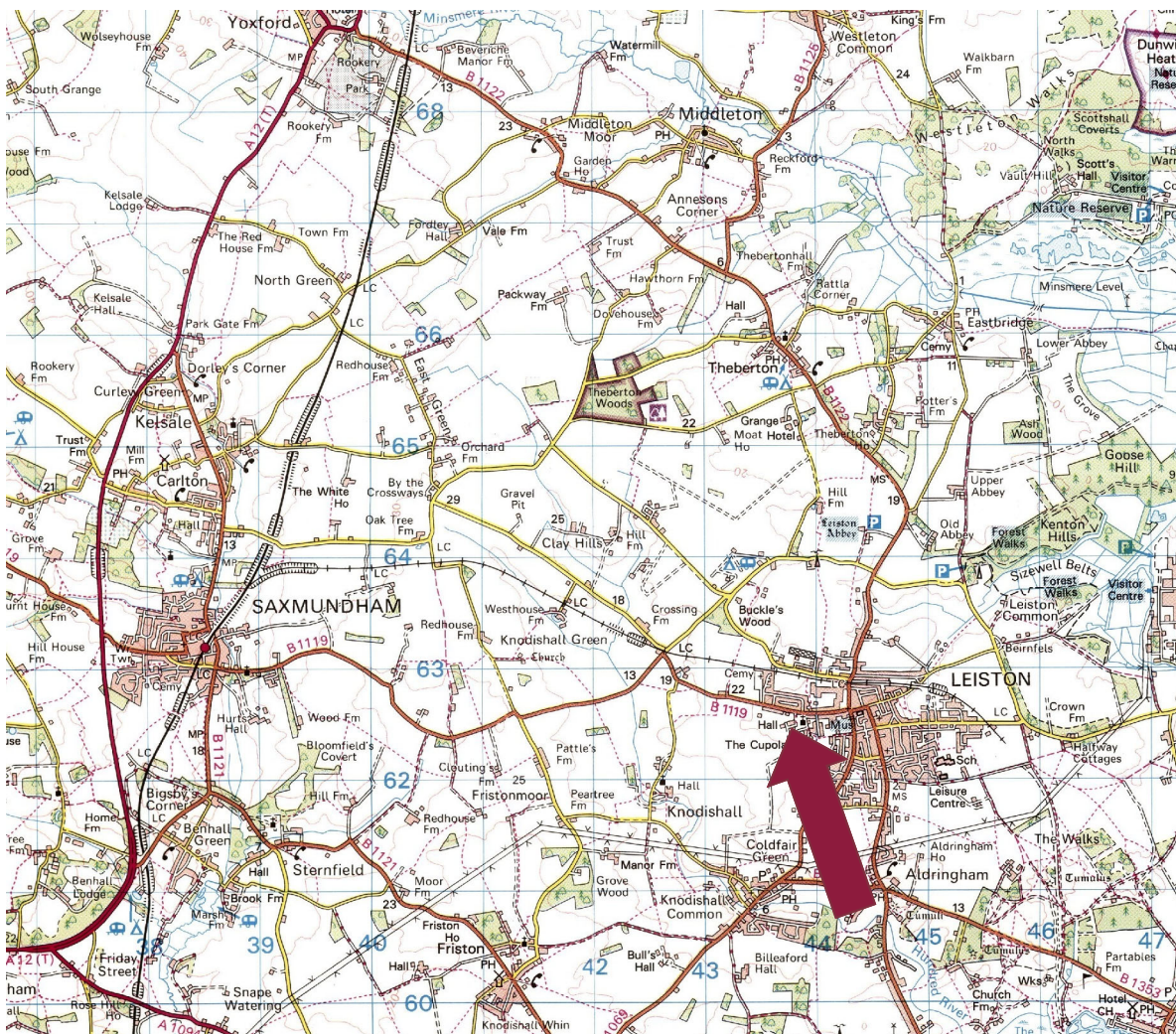
AGENT'S NOTE

2. The property is being offered with the remainder of the 200 year lease which commenced in January 2006. The combined ground rent and service charge for 2019 is approximately £1,312.00

April 2019

Directions

Leaving Framlingham in an easterly direction on the Saxmundham Road B1119, passing the villages of Sweffling and Rendham. At the junction with the A12, turn right and immediately left towards Saxmundham. Turn right off Rendham Road into Mill Road and at the traffic lights, proceed straight over and continue to Leiston. You will arrive at Waterloo Avenue in Leiston where the Gables will be found on the right hand side just before the Church and Leiston Hall is positioned straight ahead. Flat 1 will be found on the ground floor on the left hand side.



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