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ESTATE AGENTS

6 The Limes, London Road
Halesworth, Suffolk

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Accommodation comprises briefly:-

- Entrance Hall
- Ground Floor Shower Room
- Fitted Kitchen
- Open Plan Sitting/ Dining Room
- First Floor Bathroom
- Two Bedrooms
- Bedroom 3 / Dressing Room
- Newly fitted carpets
- Gas Central Heating
- Garage in Block
- 24 hour Alarm Service
- Private Patio Garden Overlooking
Attractive Gardens and Orchard



This excellent well presented semi-detached house is situated in The Limes Complex, overlooking attractive communal gardens 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 is a particularly spacious house with a well fitted kitchen, open plan sitting/dining room and a ground floor shower room. On the first floor are two bedrooms with a third room fitted with an excellent range of wardrobes which is ideal as a dressing room. There is also a bathroom on this floor. A communal garden room is available if residents wish to participate in various activities. There are designated parking areas for visitors and this property has a single garage.



An age restriction of 60 years and over applies at The Limes. 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 £200 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.



GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.

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

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

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

Local Authority:

East Suffolk Council
Tax Band: tba
Postcode: IP19 8LT
EPC: D

Leasehold: 125 years from 1986

Ground Rent: £50 pa

Maintenance/Service Charge: £200 per month

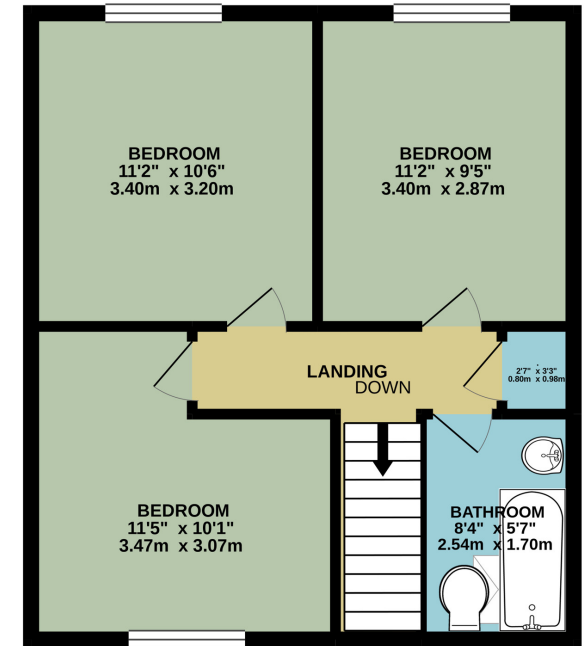
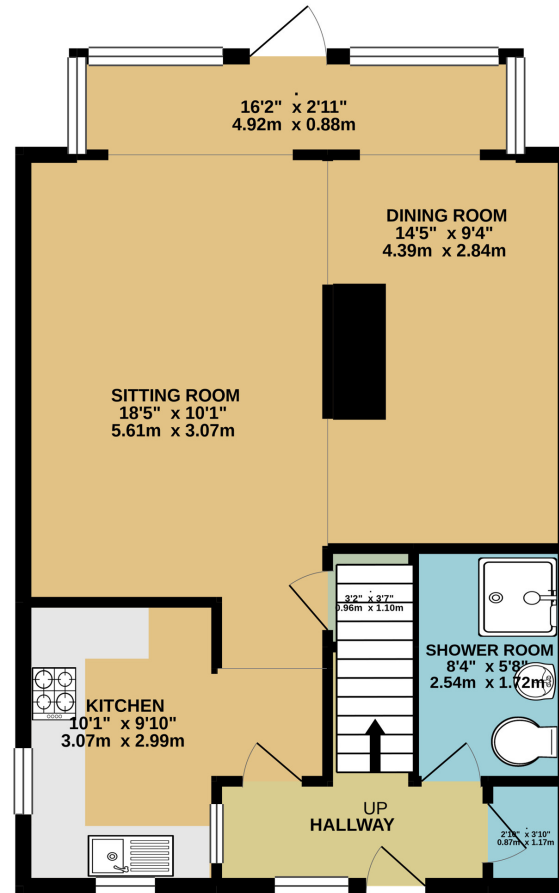
Agents Note

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Tenure

Vacant possession of the Leasehold will be given upon completion.

Guide Price: £200,000



TOTAL FLOOR AREA : 1038 sq.ft. (96.4 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.

To arrange a viewing, please call 01986 888205

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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.

HALESWORTH OFFICE

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