



19 The Limes, London Road
Halesworth, Suffolk



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ESTATE AGENTS

19 The Limes, Halesworth

Accommodation comprises briefly:-

- Entrance Hall
- Shower Room
- Fitted Kitchen
- Sitting / Dining Room
- Two Bedrooms
- Night Storage Heating
- Conservatory
- 24 hour Alarm Service
- Private Patio Garden Overlooking Attractive Gardens and Orchard
- Communal Garden Room for Residents
- Off road parking space



This excellent spacious ground floor flat is situated in The Limes Complex, with its conservatory overlooking attractive communal gardens and 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.19 has a well fitted kitchen with built-in appliances, spacious sitting/dining room which leads into a conservatory where you can sit and enjoy the view over the lovely gardens. There are two bedrooms and a shower room. A communal garden room is available if residents wish to participate in various activities. There is off road parking and designated parking areas for visitors.



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.

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

Electric storage heating. Mains drainage, electricity and water connected.

Local Authority:

East Suffolk Council
Tax Band: Tba
Postcode: IP19 8LT
EPC: E

Leasehold: 125 years from 1986

Ground Rent: £50 pa

Maintenance/Service Charge: £200 per month

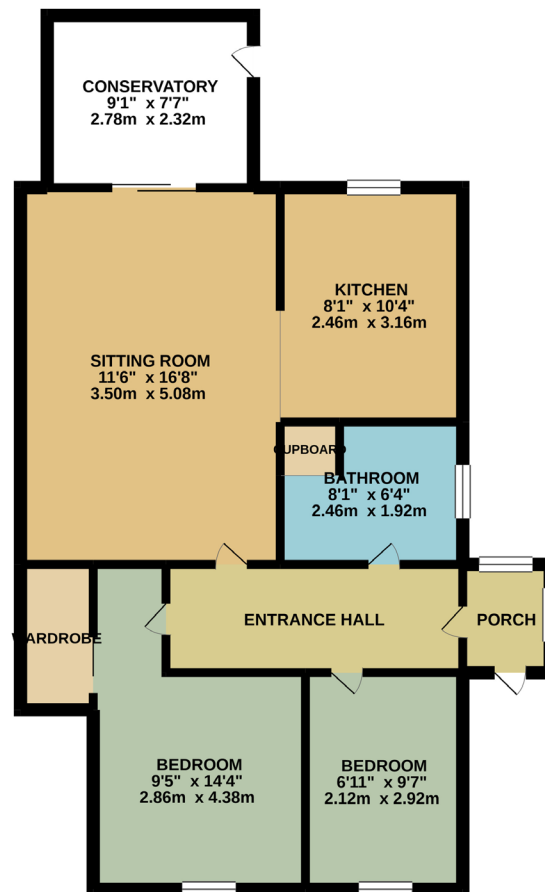
Agents Note

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Tenure

Vacant possession of the Leasehold will be given upon completion.

Offers in the region of : £130,000



TOTAL FLOOR AREA - 669 sq.ft. (62.2 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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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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