



Druce Estate & Letting Agents Ltd
3 High Street, Leiston,
Suffolk, IP16 1RH 01728 833 887
suffolk@druceestateagents.co.uk

%epcGraph_c_1_319_r180%

About us: Druce Estate and Letting Agents is a vibrant, independent, family run business, which was opened in April 2011 by Linda and Oliver Druce. In 2017 they expanded there services to include a bespoke service to encompass The Finest Coastal and Country Homes of Suffolk. They have over 30 years of experience in the industry both locally and in Canada and always strive to give their customers an outstanding service and successful results.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. All measurements are approximate and should be verified by the purchaser. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



LEISTON

GUIDE PRICE £125,000-£130,000

Property Summary

IDEAL INVESMENT OPPORTUNITY!! We are delighted to offer this 1 bedroom second floor apartment which offers stylish accommodation and is situated within walking distance of the High Street and local facilities. The property would be an ideal First Time Buy but also has potential for an investment opportunity / second home.

Property Features

- SMART SECOND FLOOR APARTMENT
- LIVING ROOM WITH JULIETTE BALCONY
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- BRIGHT BATHROOM
- SPACIOUS BEDROOM
- READY TO MOVE IN AND FAST POSSESSION
- SITUATED ON THE EDGE OF TOWN IN WALKING DISTANCE OF THE HIGH STREET
- ALLOCATED PARKING
- SHORT DRIVE TO THE GLORIOUS HERITAGE COAST



PROPERTY DESCRIPTION

COMMUNAL ENTRANCE: With security intercom. Staircase to the communal landing

ENTRANCE DOOR: Leading to:

ENTRANCE HALL: Built in cloaks cupboard with double doors and airing cupboard housing hot water cylinder. Doors leading to:

OPEN PLAN LIVING/ DINING AND KITCHEN: 21`5" (narrowing to 13`7") x 9`8" (max).

Living / Dining Room: Window to side aspect, wood finish flooring, double French style doors opening to a juliette balcony.

Kitchen Area: Stylish fitted kitchen with wall and base units, all providing storage space, roll edge work surfaces above incorporating stainless steel single sink and drainer unit, also incorporating electric ceramic hob with extractor hood above and electric oven below and stainless steel splashback,integrated slimline dishwasher, washer / drier.

BEDROOM: 9`2" X 8`8". Multi-paned windows to rear aspect.

BATHROOM: Fitted with a suite comprising panel enclosed bath with chrome mixer taps, glazed shower screen with overbath shower attachment. Low flush w.c, and a pedestal wash hand basin with chrome fittings. Towel rail. Obscured glazed window to rear aspect, tiled finish flooring.

OUTSIDE

There is an allocated parking space.

VIEWINGS

By accompanied appointment with a member of staff. Masks to be worn at all times. No more than 2 people allowed on viewings.

NB Items depicted in the photographs are not necessarily included in the sale.

Service Charge: £530 per annum

Ground Rent: £150 per annum

Lease 125 years, 114 remaining

Estimated Rental Income: £575 per month. (5.52% yield)

Thinking of moving?

Can we help you with an up to date valuation of your property? We can also recommend excellent professionals for a mortgage or legal representation.

