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RESIDENTIAL SALES - LETTINGS - PROPERTY MANAG

Flat 2, Halesworth

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ESTATE AGENTS

An ideal rental investment or first time purchase set on Angel Link, just a stones throw away from the town centre.

Accommodation comprises briefly of

- Master bedroom
- Second bedroom
- Spacious sitting room
- Separate kitchen
- Gas central heating
- Permit parking available
- Double glazing throughout



The Property

Flat 2 in Halesworth has been brought up to modern standards with a neutral finish throughout and is ready to move into. An ideal buy for first time buyers or for rental investors and only a short walk to the town centre. In addition to the sitting room there is a good sized fitted kitchen with space for a small dining room table and chairs. The master bedroom is of very good size and has lovely views across Halesworth. The second bedroom is a useful size that could be used as a single bedroom or office space. The bathroom is up to modern standards with a shower/bath and offers good space. The property is fitted with gas central heating and double glazing throughout.





Fixtures & 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 central heating. All mains connected.

Local Authority:

Waveney District Council

Tax Band: B

Postcode: IP19 8SW

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.

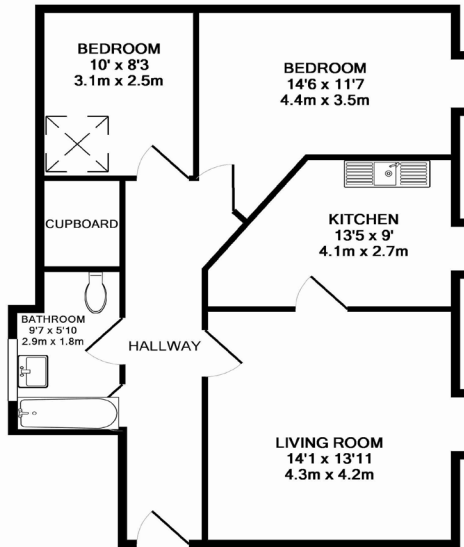
Tenure

Vacant possession of the leasehold will be given upon completion.

Leasehold – 99 years from 2002

Ground Rent - £75 per annum

Guide Price - £100,000



TOTAL APPROX. FLOOR AREA 686 SQ. FT. (63.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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 NB1. 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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 Bungay: 01986 888160
 Loddon: 01508 521110
 Diss: 01379 644822



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