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Excelsior House  
*Halesworth, Suffolk*

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ESTATE AGENTS



Part of the popular and impressive Excelsior House development, we are pleased to offer this modern and well presented two bedroom apartment. Situated over two floors with access to it's own garden and parking space, this property is ideally located a short distance from Halesworth town centre. An ideal first time buy or investment, viewing is highly recommended to appreciate what is on offer.

Accommodation comprises briefly:

- Entrance hallway with Cloakroom
- Kitchen
- Sitting/Dining room
- Master Bedroom
- Guest Bedroom
- Bathroom (with shower over bath)
- Allocated off-road parking & Garden
- Entryphone system
- Central heating
- NO PETS



### The Property

This former British Telecoms exchange building, built in the 1930s was converted in 2007 to create 16 stunning leasehold flats. From the shared entrance lobby No. 7 is situated at the end of the hallway on the left. A private entrance door opens into a welcoming entrance hallway, to the right of the hallway an opening leads into the kitchen. The living room featuring a fabulous 3.5 metre ceiling and french doors leading out to the side. The fully fitted kitchen boasts a good range of wall and base units, a stain- less steel sink and drainer with hot and cold mixer taps over, electric oven with 4 ring hob and extractor hood over and space and plumbing for washing machine. From the landing a stairlift gives you access to the spacious master bedroom that offers plenty of space for a wardrobe and chest of drawers. From the landing a guest bedroom is also located as well as the well presented bathroom, with part tiled walls, offers a 3 piece white suite with shower over bath, low level flush WC and pedestal wash basin. A ground floor WC off the entrance hall completes the accommodation.

### Location

Excelsior House is located on the Norwich Road, only a short walk to Halesworth town centre and the Edgar Sewter Primary School. Halesworth provides many independent shops, public houses, restaurants, doctors, vets and a supermarket. It has a thriving centre of arts for the community called The New Cut which is used as theatre, cinema, exhibitions and workshops. There is a train station with links to London Liverpool Street.



## Fixtures and Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

## Services

Electric central heating, mains electric, water and drainage.

EPC Rating: C

Local Authority: Waveney District Council

Council Band: B

The Leasehold of 999 years commenced in 2006.

Management fee £450pa to include building insurance and maintenance of communal areas. Ground Rent is currently £50pa.

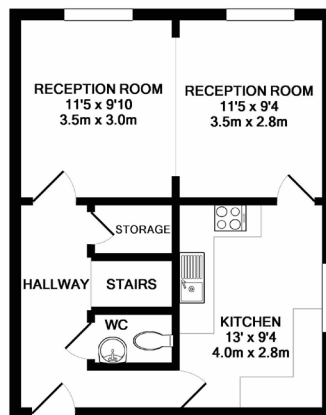
## Agents Note

It 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.

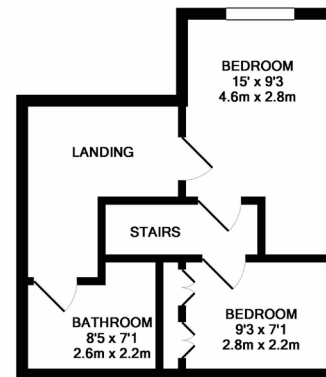
Guide £140,000



GROUND FLOOR  
APPROX. FLOOR  
AREA 466 SQ.FT.  
(43.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 17 SQ.FT.  
(1.6 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 368 SQ.FT.  
(34.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 851 SQ.FT. (79.0 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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To arrange a viewing please call us on 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 property are inevitably subjective and the descriptions contained here 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.