



Palmer & Partners



Henley Close, Saxmundham, Suffolk,

IP17 1EY

Asking Price £140,000

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- LEASEHOLD – OVER 55s
- No Onward Chain
- Semi-Detached Bungalow
- Two Double Bedrooms
- Large Shower Room
- Rear Garden
- Garage & Off-Road Parking for One Car
- 24/7 Pull Cord Emergency Response System
- Development Manager Weekday Working Hours
- Double-Glazing & Electric Heating

Nicely positioned down a quiet cul-de-sac on the modern Brook Farm development, and just a short walk from Saxmundham High Street, lies this nicely presented LEASEHOLD two double bedroom semi-detached bungalow. Henley Close is situated in a select part of the site exclusively for the OVER 55s with onsite development manager during weekday working hours, Appello 24-hour pendant/pull cord emergency response system,

and residents lounge with kitchen and WC. This bungalow benefits from a rear garden, garage with driveway in front providing off-road parking for one car, double-glazing, electric heating, and is being sold with no onward chain. The Elnur Gabarron electric heaters can be individually controlled via a thermostat. The accommodation comprises: entrance lobby, dual aspect sitting room, kitchen, two



double bedrooms, and a shower room.

#### Leasehold Information:

Lease – 99 year lease as of 1st October 1988

The lease could be extended – contact the onsite Development Manager for details – TBC by Solicitor

Ground rent – currently £51.14 per half year, payable in advance on 1st October and 1st April – TBC by Solicitor

Service charge – currently £3,462.89 per annum – TBC by Solicitor

Saxmundham is a charming market town on the Suffolk Coast offering excellent access by rail and road to many of the nearby 'must see' places to visit along the coast. The town has a busy high street and boasts several cafés, pubs restaurants, and takeaways; a diverse selection of independent shops including butchers, bakery and hardware store; Waitrose and



Tesco; and General Post Office with chemist attached.

**Entrance Lobby:** Double-glazed window to the front aspect, coconut matting, and glazed door leading to:

**Sitting Room:** 18' x 11'10" (5.49m x 3.6m) A dual-aspect reception room with double-glazed window to the front and double-glazed sliding patio door opening out to the rear garden, two wall-mounted Elnur Gabarron electric heaters, door

to an inner hallway, and door leading to:

**Kitchen:** 11'8" x 8'1" (3.56m x 2.46m) Fitted with eye and base units, with roll edge work surfaces, one and a half bowl stainless steel sink and drainer, tiled splashbacks, space for an electric cooker with built-in extractor hood above, fridge freezer and washing machine, and a double-glazed window to the side aspect.

**Inner Hallway:** Double cupboard with shelving, further walk-in slimline cupboard with

shelving, and doors to the bedrooms and shower room.

**Bedroom One:** 11'9" x 10'2" (3.58m x 3.1m) Double-glazed window to the side aspect, wall-mounted Elnur Gabarron electric heater, and built-in double wardrobe with mirrored sliding door.

**Bedroom Two:** 11'8" x 9'10" (3.56m x 3m) Double-glazed window to the front aspect, wall-mounted Dimplex electric heater, and built-in double wardrobe with mirrored sliding door.

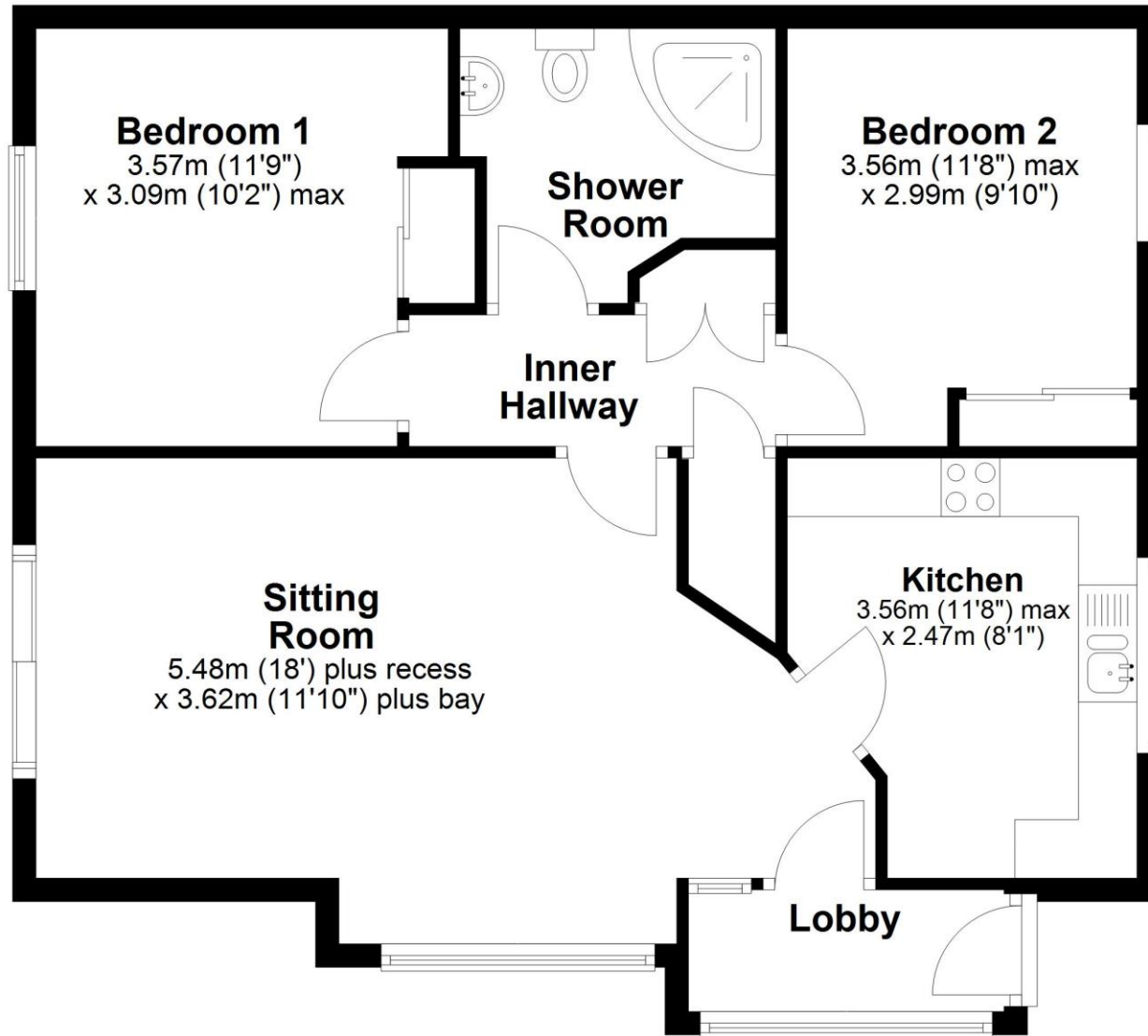
**Shower Room:** A three-piece suite comprising a shower enclosure, low-level WC and pedestal hand wash basin, along with an extractor fan, ceiling inset spotlights, and access to the loft.

**Outside – Rear:** The garden is laid to lawn with a storage shed and is enclosed by fencing with gated side access.

**Garage:** The garage has an up and over door with power and light connected, and in front of the garage is a driveway providing off-road parking for one car.

## Ground Floor

Approx. 71.6 sq. metres (770.9 sq. feet)



Total area: approx. 71.6 sq. metres (770.9 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.







### Attributes

2 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: D

Council Tax Band: C



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