



6 HADLEIGH HALL FLATS

FROST & PARTNERS



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## HADLEIGH, IPSWICH | SUFFOLK | IP7 5EQ



A well presented 1 bedroom flat occupying Hadleigh Hall, part of a former Edwardian country house, situated within a short walking distance from Hadleigh High Street.

Hadleigh Hall sits within a beautiful plot benefitting from communal gardens and approached via a private shingle driveway, together with a shingle car park providing ample resident parking. To the rear there are well tended gardens with seating areas.

A door with phone entry system leads to a communal hallway.

As you enter the flat there is a living room, which is 13ft 7 x 10ft 11ins with a sash window overlooking the communal gardens, infrared radiator and complete with sofa bed, dining table with chairs, bookcase and side-table with drawers. An opening leads to the kitchen, which is 10ft 10ins x 5ft 8ins and comprises a one and a half bowl sink unit inset into work surfaces with cupboards below, range of further work surfaces with cupboards and drawers below, free-standing Zanussi Cooker, fridge freezer and space and plumbing for washing machine.

The 11ft x 8ft bedroom has a sash window overlooking the gardens, infrared radiator, double bed and chest of drawers.





The bathroom comprises a modern suite with panelled bath with chrome mixer taps, low level wc, wash basin with cupboards below and wall mounted heater.

The property includes a share of the Freehold.

Lease - 163 years remaining.

Service Charge - £1600 per annum

Ground Rent - £50 per annum

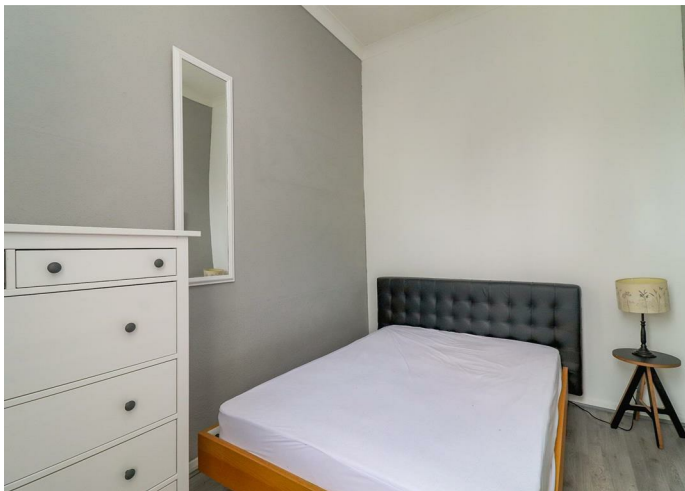
Guide Price - £110,000

### **Additional Information**

Tenure: Freehold

Local Authority: Babergh District Council

Council Tax: A





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## Frost & Partners

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### Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

