

19 The Limes, London Road,

Halesworth, Suffolk IP19 8LT

MUSKER McINTYRE
ESTATE AGENTS

Available in The Limes over - 60s complex is this well presented two bedroom ground floor apartment overlooking the lovely communal gardens. Offered chain free.



Accommodation comprises briefly:

- Private entrance porch and entrance hall
- Well-fitted kitchen with many appliances
- Large sitting/dining room
- Two bedrooms
- Shower room
- Modern electric heating
- Conservatory overlooking attractive communal gardens at the rear
- Long lease
- 24 hour care alarm service

Property

This light and airy apartment is situated in The Limes Complex, this over-60s development is made up of a variety of houses, flats and bungalows. No.19 has a well fitted kitchen with a built-in appliances. There is a spacious sitting/dining room with sliding doors to a conservatory, where you can sit and enjoy the gardens. In the hallway there is a deep airing cupboard and a store/meter cupboard. The shower room provides a w.c. hand basin and a large walk-in shower. There are two bedrooms the main bedroom has a large built-in cupboard. The property is offered in good condition having with modern electric heating.
A communal garden room is available if residents wish to participate in various activities. Parking spaces in The Limes are not allocated to individual properties, but spaces are usually available.







The lease which is until the year 2980 is owned by The Limes Association Ltd, a company owned and managed by the leaseholders of the 30 properties at The Limes, all of whom own an equal share of the freehold. A service charge of £350 per month is payable by each leaseholder and covers the cost of the management, all structural and defined external maintenance, building insurance, maintenance of the communal gardens and common areas including roads and pathways, external lighting and provision of a 24 hour call facility.

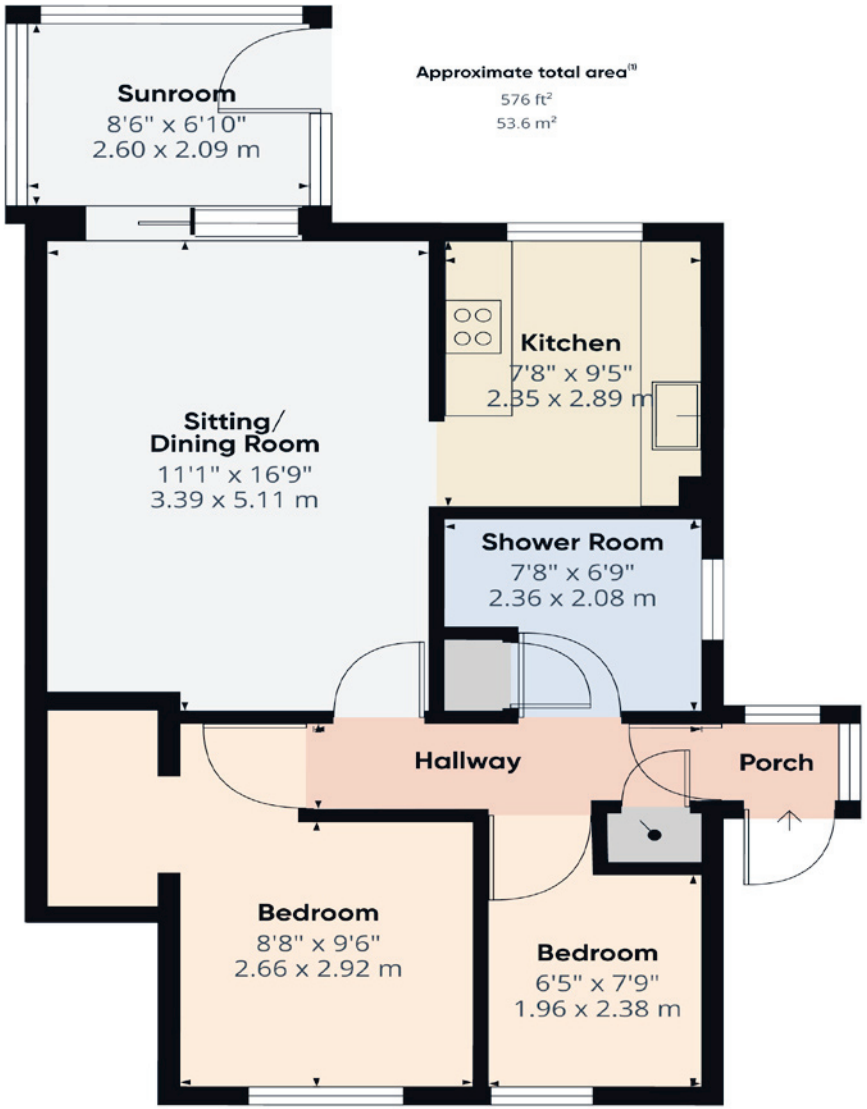
Location

The property is within walking distance of the town's facilities. Halesworth provides many independent shops, public houses, cafés, restaurants, GP surgery, vets and a supermarket. 'The Cut' is the town's exceptional arts centre - converted from a former maltings – which offers a dynamic year-round programme of theatre, cinema, dance and exhibitions, plus art and fitness classes. Also within walking distance is the train station with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the glorious beaches of Southwold, Dunwich and Walberswick are a 20-minute drive away.

Services
Electric storage heating. Mains water, drainage and electricity.
Local Authority:
East Suffolk Council
Tax Band: A
Postcode: IP19 8LT EPC: D
Leasehold: Until 2980 (954 years remaining)
Maintenance/Service Charge: £350 per month

Agents' Note
The property is offered subject to and with the benefit of all rights of way, whether public or private, all wayleaves, easements and other rights of way whether specifically mentioned or not.
Some of the marketing photographs have been digitally inhanced with furniture, the images are intended to provide an accurate representation of the property's layout, proportions and fixtures, and no structural features, dimensions, fixtures or fittings have been altered.
An age restriction of 60 years and over applies at The Limes. No pets are allowed. Please ask the selling agents for further information regarding the application process and cost to apply to live in The Limes.

Guide Price: £140,000



To arrange a viewing, please call 01986 888205

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www.muskermcintyre.co.uk

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 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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