

53 Garman Way, Hadleigh

Ipswich

In Excess of £160,000

53 Garman Way

Hadleigh, Ipswich

A modern and beautifully presented one-bedroom first-floor apartment, situated within a recently constructed development in the popular market town of Hadleigh. The property offers well-planned accommodation including an open-plan kitchen/dining/living room, a modern bathroom and allocated parking for one vehicle.

Hadleigh offers a wide range of local amenities, including shops, cafés, restaurants and leisure facilities, while the property itself enjoys an attractive position towards the end of the development with pleasant countryside views.

The apartment benefits from gas-fired central heating and UPVC double glazing throughout.

On entering the property, the hallway provides access to all rooms and includes a useful storage cupboard.

The spacious open-plan kitchen/dining/living room enjoys windows to the front with views across open fields, together with French doors opening to a Juliet balcony overlooking the same outlook. The kitchen is fitted with a range of work surfaces with cupboards and drawers beneath, incorporating a stainless steel sink, integrated gas oven with four-ring hob and extractor above, space and plumbing for both a washing machine and dishwasher, space for a fridge/freezer and LED spotlighting.









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The bedroom is a generous L-shaped room with two windows to the rear and ample space for wardrobes and additional storage.

The bathroom also has a window to the rear and is fitted with a modern white suite comprising a panelled bath with shower over and glazed screen, low-level WC and pedestal wash basin.

Outside, the property benefits from an allocated parking space to the rear of the development, with additional visitor parking available.

Tenure
Leasehold, with approximately 996 years remaining on the lease.

Service Charge & Ground Rent
We understand from the owner that the current annual charge is approximately £2,004.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: B

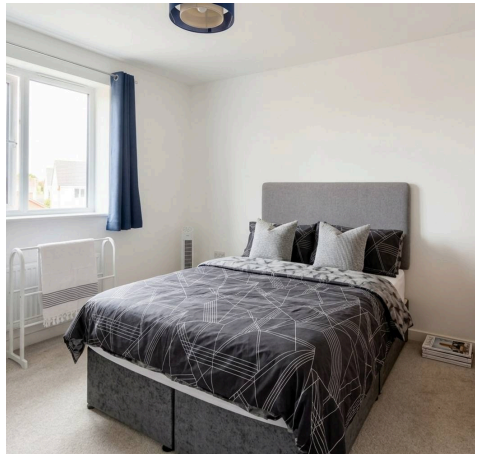
EPC Environmental Impact Rating: B

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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.

The Property Ombudsman

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