

Hungate Court
Beccles, Suffolk

A one-bedroom first-floor apartment situated just a stone's throw from Beccles town centre, offering an ideal opportunity for first-time buyers, investors or those looking for a convenient town-centre home.

The property is offered with a 91-year lease and has been recently decorated and had new carpets fitted by the current owners to create a comfortable and contemporary living space. Ideally positioned for access to the excellent range of shops, cafés, restaurants and everyday amenities that Beccles has to offer, the apartment is also within easy reach of the River Waveney and the town's transport links.



Property Features

- One Bedroom First Floor Apartment
- Fitted Kitchen
- Sitting Room
- Bathroom
- Recently Recarpeted & Redecorated
- Town Centre Location & Garage
- 999 Year Lease With 949 Years Remaining
- End Of Chain
- Ideal Investment or First Time Purchase

The Property

On entering, the welcoming entrance hall extends through the length of the apartment, providing access to all the rooms and incorporating useful built-in storage cupboards, one of which houses the hot water cylinder. The generously proportioned sitting room provides an excellent main living space, with a uPVC double glazed window and wall-mounted electric heater. The separate kitchen is fitted with a range of wall and base units, incorporating a stainless steel one -and-a-half bowl sink and drainer, space for a freestanding cooker, extractor hood and plumbing for a washing machine, together with space for a tumble dryer. The bedroom benefits from a uPVC double glazed window and carpeting, while the bathroom comprises a three-piece suite including a low-level WC, pedestal wash hand basin and bath with shower attachment over.

Service Charge Period from 1st January to 31st December.
Current Annual Charge £878.52* 01.01.2026 to 31.012.2026
A full breakdown of what the charge includes is available upon request.
Annual Ground Rent : £18.00









Additional Information:

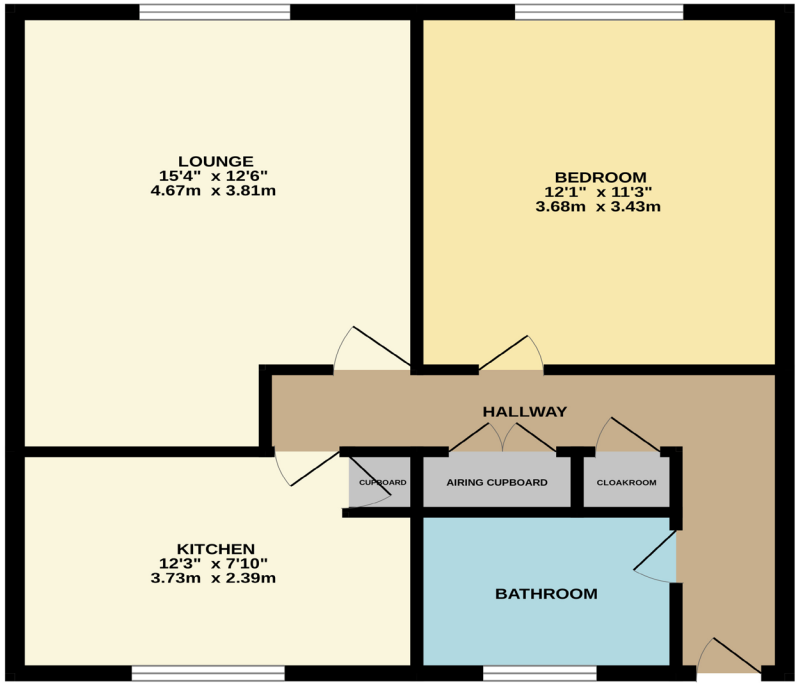
Local Authority : East Suffolk`
Council Tax Band: A
Services:
Viewings: By Appointment Only
Post Code: NR34 9TR / EPC Rating: E
Guide Price : £105,000

Tenure: Leasehold Years Remaining 949
999 Years commencing 1st January 1976
Service Charge £878.52 per year / Ground Rent £18.00 P.A

Property Disclaimer:
The property details are for guidance purposes only and do not form part of a legal contract. Whilst every care has been taken in preparation of these particulars; we advise potential buyers to check room measurements as all room measurements are approximate and therefore should not be relied upon.

The property is offered subject to contract and availability. Any services, systems or appliances referred to have not been tested by the selling agent unless specifically stated otherwise, and prospective purchasers are advised to satisfy themselves as to their condition and suitability.

GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 561 sq.ft. (52.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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