



Flat 1, House on the Hill, Framlingham, Suffolk



Huntingfield  
Estates  
FRAMLINGHAM

01728 724566  
huntingfieldestates.co.uk



**A spacious GRADE II Listed TWO BEDROOM FIRST FLOOR APARTMENT overlooking Framlingham Market Hill \*\* GAS CH \*\* NO ONWARD CHAIN \*\***

**LOCATION** The market town of Framlingham is well known for its twelfth century castle and church, the Market Hill and is surrounded by a range of interesting independent shops and a variety of restaurants. It is also the site of a twice weekly market selling fresh fish, bread, fruit and vegetables. There is an independent secondary school Framlingham College, plus the world award winning state secondary school Thomas Mills and a primary school. Wickham Market train station is approximately 5 miles with links via Ipswich train station and offers a main line service to London Liverpool Street which takes just over an hour. The Heritage Coastline at Aldeburgh lies approximately 17 miles away.

**Guide Price: £230,000**

- Dining Area
- Sitting Room
- Kitchen
- Two Double Bedrooms
- Shower Room
- Private Parking
- Use of Courtyard Garden
- **NO ONWARD CHAIN**



**HOUSE ON THE HILL - INTERIOR** Through a communal Entrance Door (shared with just one other apartment), having gained access via the Courtyard garden with metal steps, an Entrance Door welcomes you into a long hall opening out into a spacious Dining Area. This has views over the Market Hill and, as per all the windows in the property, has secondary glazing. There is a large built-in cupboard with shelving but could house a further appliance if required. Off the hallway to the left is the Sitting Room, which is light and airy being dual aspect, again with lovely views over the Market Hill. Off the Sitting Room is a Kitchen with shaker style units, granite worktop over, inset stainless steel sink with mixer taps over with a window above with stunning views of St. Michaels Church. There is a built-in full-size dishwasher, under counter fridge, electric oven, hob and extractor and space for a washing machine. The front Bedroom is of a generous nature and has views over the Market Hill and there is a further double Bedroom to the rear with views overlooking the Church. The rear bedroom also benefits from having a built-in wardrobe cupboard. The Shower Room has a large walk-in shower cubicle with a mains fed shower, ceramic sink in a vanity unit, and a discreetly tucked away wc with a window to the side. This completes this lovely apartment which the vendors rent out on Airbnb and other sites and achieve a very good return so this property would suit an investor or someone looking for a permanent home right in the heart of Framlingham.



**HOUSE ON THE HILL - EXTERIOR** There is a shared Courtyard Garden which is great to sit and while away the time in a completely private area. There is a brick built shed which this flat has use of and there is tandem parking for two vehicles (size dependant).



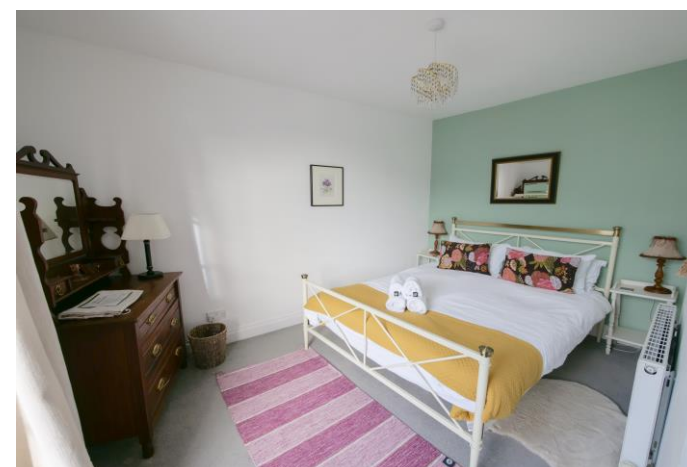
**TENURE** The property is Leasehold. The lease is for 125 years commencing 2003. Ground rent is currently £150 pa with an increase due this April in line with RPI over the last 21 years (so the vendor calculates this will go up to about £300 pa) Service Charge is £50 per month and vacant possession will be given upon completion.

**LOCAL AUTHORITY** East Suffolk      **Tax Band:** B      **EPC:** Exempt      **Postcode:** IP13 9BA

**SERVICES** Gas central heating, mains water, drains and electricity.

**FIXTURES AND FITTINGS** Fixtures and Fittings including curtains are excluded from the sale, but may be included subject to separate negotiation.

**AGENTS NOTES** The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.





**Important Notices:** 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

**Huntingfield Estates**

9 Market Hill, Framlingham, Suffolk, IP13 9AN

E: info@huntingfieldestates.co.uk

T: 01728 724566

www.huntingfieldestates.co.uk

