



The Keep, Framlingham, Suffolk



Huntingfield  
Estates  
FRAMLINGHAM

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**A completely renovated TWO DOUBLE BEDROOM GRADE II LISTED apartment in the heart of Framlingham overlooking the Market Hill \*\*TWO PARKING SPACES\*\*SHARED COURTYARD GARDEN**

**LOCATION** The Keep overlooks the market town of Framlingham which 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**

- Entrance Hall
- Kitchen/Dining Area
- Snug
- Sitting Room
- Principal Bedroom
- Further Double Bedroom
- Family Bathroom
- Parking for 2 vehicles
- Courtyard Garden





**THE KEEP - 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 to some stairs taking you up to the second floor. At the bottom of the stairs is space for coats. At the top of the stairs on the landing there is a Snug area which overlooks the Market Hill and is lovely place to sit and people watch. The Sitting Room is off to the left which has panelling to the back wall giving the room a lovely character with a deep recess to the side and is light and airy being dual aspect. The Kitchen has grey and blue units with plenty of storage with laminate worktops over, composite light grey sink with mixer taps and window overlooking St Michael's Church with a further window to the side. There is an integrated slimline dishwasher, washing machine, electric oven, gas hob and extractor over, integrated under counter fridge, new boiler and a matching dresser unit with glazed doors and further storage. There is plenty of room for a dining table and chairs. The Main Bedroom is of a generous nature and has a window overlooking the front and there is a second double Bedroom with a window overlooking the rear. A Shower Room has a large walk-in shower cubicle with overhead and handheld shower, heated towel rail, wash hand basin and wc with an opaque window above. This completes this charming apartment which would suit either investors or someone looking for a lovely permanent home.

**THE KEEP - EXTERIOR** There is a shared courtyard garden which is great to sit and while away the time in a completely private area and there are two parking spaces.

**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 year and vacant possession will be given upon completion.

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

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

**FIXTURES AND FITTINGS** All Fixtures and Fittings including curtains are specifically 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.





Hallway  
1.01 x 0.86 m

Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
66.5 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**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

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