

A well presented two bedroom first floor flat with courtyard and two car parking spaces, located within the very centre of Framlingham, within walking distance of all the town has to offer.

Guide Price

£215,000 Leasehold

Ref: P7335/C

1 Fore Street Mews
Framlingham

Suffolk

IP13 9FA



Ground floor lobby and store.

First floor sitting/dining room and kitchen.

Two double bedrooms and bathroom.

Courtyard garden and two car parking spaces

Contact Us



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Location

1 Fore Street Mews fronts onto Fore Street and forms part of the Fore Street Mews development which is just a few minutes walk from the centre of Framlingham and well placed to benefit from all the amenities the town has to offer. Framlingham has is perhaps best known for its magnificent castle but also benefits from a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency, nursery, vets and delicatessen. It is also home to the Crown Hotel, a Co-operative supermarket and doctors' surgery. The town also benefits from Sir Robert Hitcham's CEVA Primary School & Nursery, Thomas Mills High School and Framlingham College.

Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from the town into the surrounding countryside, and amenities such as golf in the nearby locations of Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is nearby (10½ miles), and there is also bird watching at the RSPB centre at Minsmere (15 miles). Framlingham is only 12 miles from the coast as the crow flies with easy access to the popular destinations of Southwold, Dunwich, Thorpeness and Orford. The county town of Ipswich lies approximately 18 miles to the south-west and from here there are regular services to London's Liverpool Street, scheduled to take just over an hour.

Description

1 Fore Street Mews is a two bedroom first floor flat of block construction with brick elevations to the lower half and with timber clad vertical elevations to the upper half under a tiled roof. The property was built in 2019 and still benefits from the remainder of its 10 year structural warranty. It offers modern living with a spacious open plan sitting/dining room leading to the kitchen. There are two double bedrooms and a bathroom. On the ground floor is a lobby and store. In addition is a courtyard and two car parking spaces.

Service Charge and Ground Rent

There is no ground rent associated with the property. The service charge is solely for a share of the buildings insurance and is calculated annually. The current share is approximately £300 per annum. In addition, the property is responsible for contributing towards the communal areas of Fore Street Mews i.e. the private driveway from the highway, communal lighting and grounds maintenance. It is understood that this is currently £100 per annum.

Lease

The property benefits from the remainder of its 999 year lease. A copy of the lease is available from the Agents.



The Accommodation

The Flat

Ground Floor

From the courtyard garden, glazed door leads into the lobby.

Lobby

Laminate wood flooring with inset coir matting. Stairs to the first floor landing. Radiator. A door leads to a store.

Store

North facing. Glazed door to the front of the property. Laminate wood flooring.

First Floor

Sitting/Dining Room 23' x 11' (7.01m x 3.35m)

A spacious and light room with opening to the kitchen. Laminate wood flooring. Wall to wall north facing windows along with east and south facing windows. Radiators. Recessed spotlighting.



Kitchen 9' x 7' (2.74m x 2.13m)

Fitted with a modern range of high and low level wall units with integrated fridge, freezer, washing machine and new electric oven with four ring halogen hob above and extractor fan. Woodblock work surface with one and a half bowl stainless steel sink with drainer. Cupboard housing the gas fired combi boiler. Tiled flooring. Recessed spotlighting. South facing window.



From the sitting room/dining room, a corridor with laminate wood flooring and hatch to roof space has doors off to the two bedrooms and bathroom.

Bedroom One 12'4 x 9' (3.76m x 2.74m)

A double bedroom with west facing window and radiator.



Bedroom Two 12'4 x 7'8 (3.76m x 2.34m)

A double bedroom with north facing window to the front of the property. Radiator.



Bathroom

Comprising bath with shower above and glazed screen. WC and hand wash basin. Tiled walls and flooring. Recessed spotlight. Shaver point. South facing window with obscure glazing.

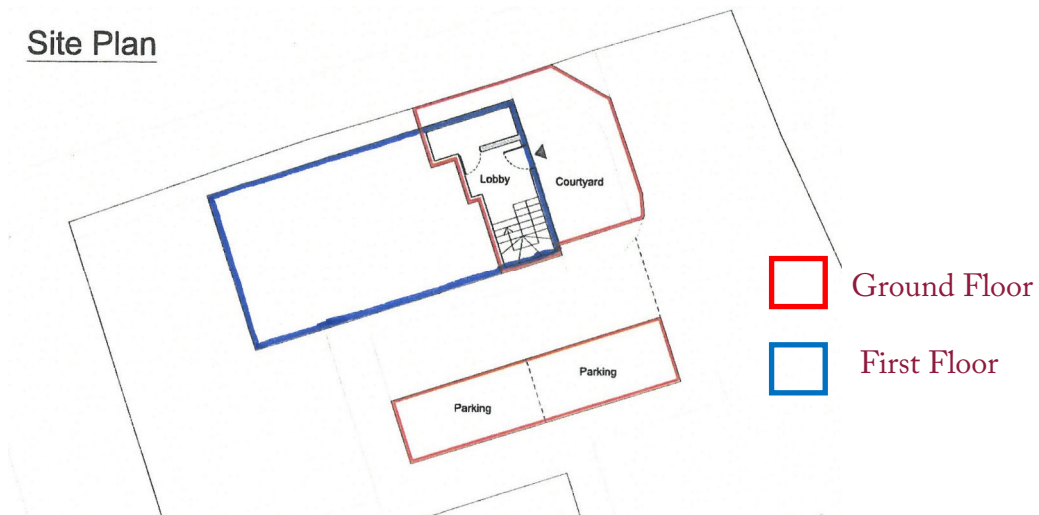


Outside

The property is approached off Fore Street onto Fore Street Mews, which is a small development of houses, two flats and an office. From here, there are two designated tandem car parking spaces for 1 Fore Street Mews. This leads to a courtyard measuring 14' x 8'4". Here, there is enough space for a table and chairs along with plot plants.

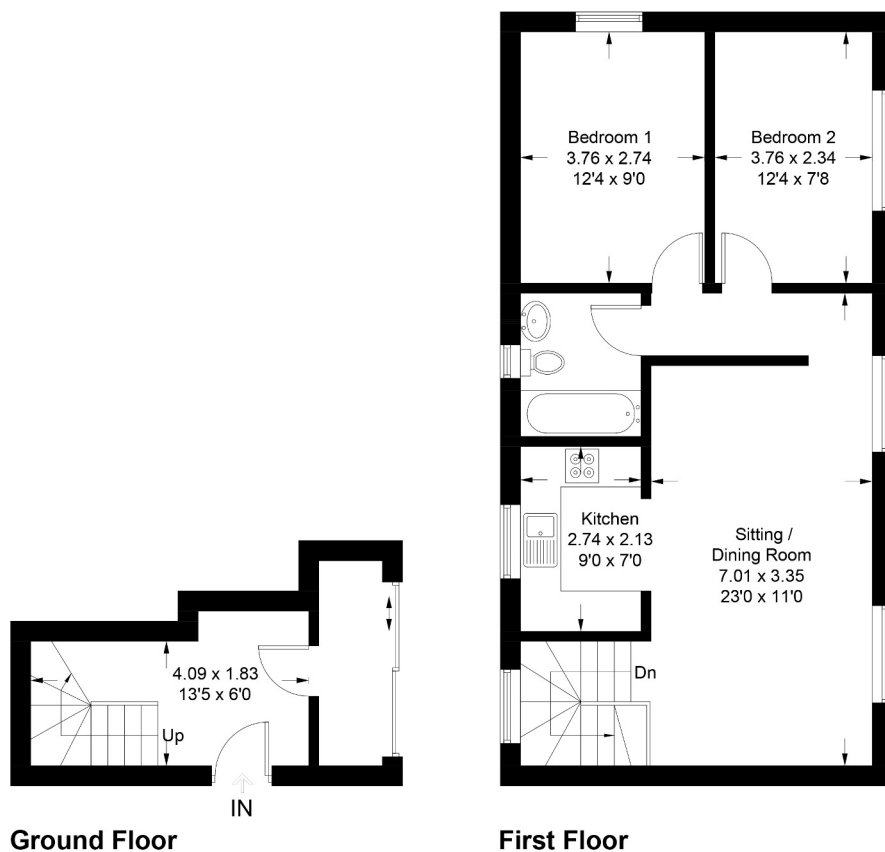


Site Plan



1 Fore Street Mews, Framlingham

Approximate Gross Internal Area = 69.5 sq m / 748 sq ft



Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Mains gas with gas fired central heating.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = B (copy available from the agents upon request)

Council Tax Band B; £1,699.47 payable per annum 2024/2025

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

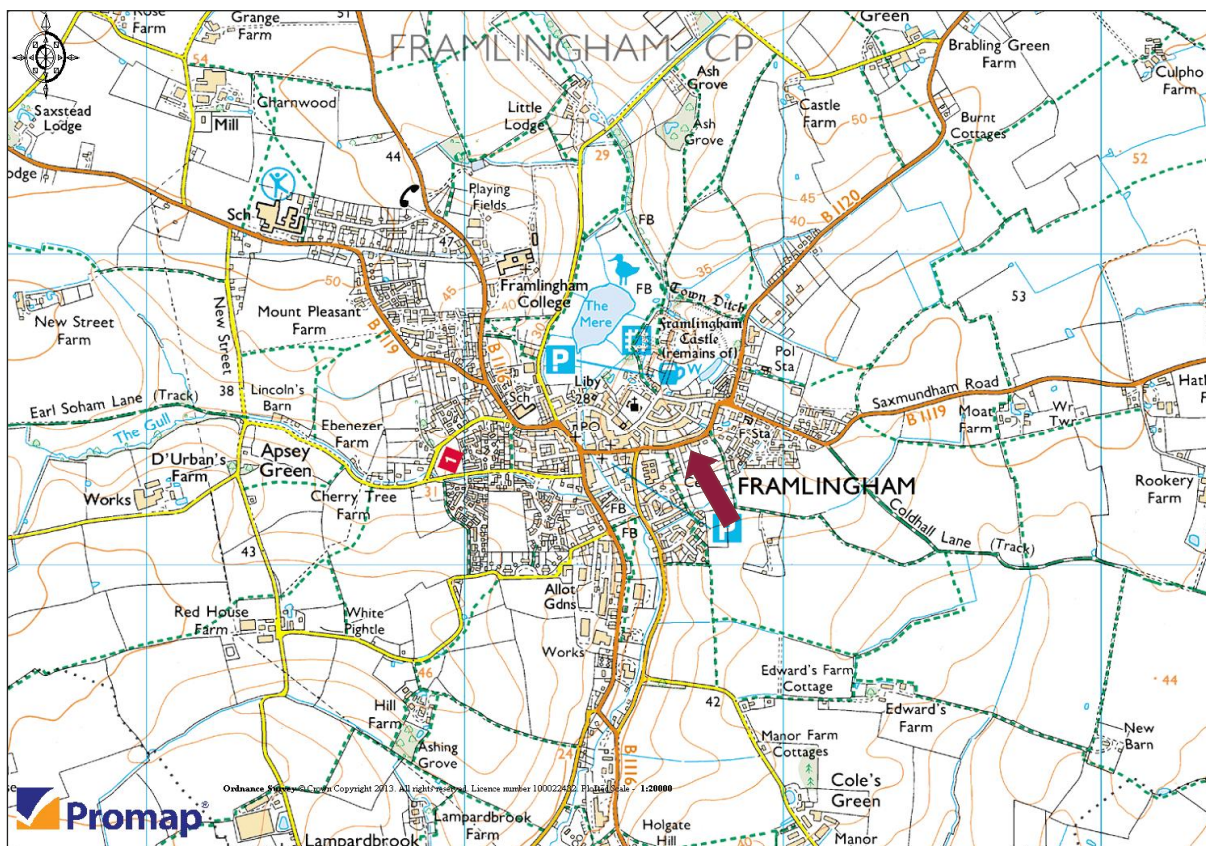
3. Whilst Royal Mail / Utility Companies list the property as 1 Fore Street Mews, the lease/Land Registry list it as First Floor Flat, 26 Fore Street, Framlingham IP13 9DF

May 2024

Directions

From Clarke & Simpson's Office in Well Close Square, proceed onto Station Road and turn left onto Fore Street. Proceed up the hill and having passed Mills Meadow Care Home on the right hand side, the property will be found a little further along on the right hand side. Turn right into Fore Street Mews where the parking will be found on the right as indicated on the site plan within the particulars.

For those using the What3Words app: ///walked.them.wired.



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