



Castle Brooks, Framlingham, Suffolk



Huntingfield  
Estates  
FRAMLINGHAM

01728 724566  
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**A spacious TWO BEDROOM TWO BATHROOM apartment in the popular Castle Brooks Development\*\*USE OF COMMUNAL GARDEN\*\*ALLOCATED PARKING\*\*NO ONWARD CHAIN**

**LOCATION** The property is within walking distance of the Market Hill in Framlingham which is well known for its twelfth century castle and church. The Market Hill is surrounded by a range of interesting independent shops and a variety of restaurants and pubs, 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 as well as a primary school. Wickham Market train station is approximately 5 miles away and links via Ipswich train station offer 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: £175,000**

- **Communal Entrance Hall and Gardens**
- **Sitting/Dining/Kitchen**
- **Main Bedroom with En Suite**
- **Further Double Bedroom**
- **Family Bathroom**
- **Allocated Parking**
- **NO ONWARD CHAIN**
- **GROUND FLOOR APARTMENT**



**CASTLE BROOKS - INTERIOR** An Entrance Door opens into an Entrance Hall and there is an allocated post box. A door leads into a spacious hallway which has a shelved airing cupboard and two further storage cupboards great for coats and shoes, hoovers, ironing boards etc. A door to the right leads into the spacious Sitting/Dining/Kitchen. The Sitting Room has a window to the front and all the windows in the apartment have lovely shutters. In the Kitchen/Dining Room there is a tiled floor, white wall and base units, space for dishwasher and washing machine, fridge/freezer, stainless steel sink and drainer with window overlooking the communal garden. The Main Bedroom has built in wardrobes and deep recess to the side and a window overlooking the rear. There is an En Suite Shower Room with walk in shower cubicle, wash hand basin and wc. There is a further double bedroom again with built in wardrobes and a window the rear. The Family Bathroom is of a generous size and has a bath with handheld shower over, wc and wash hand basin and opaque window. This completes the accommodation which would suit a variety of purchasers Call now to book a viewing on 01728 724566.

**CASTLE BROOKS - EXTERIOR** The property has an allocated parking space at the rear and there is visitors parking also. To the side is a bin store and cycle store and a gate leads into the communal garden.

**TENURE** The property is leasehold and vacant possession will be given upon completion.

**SERVICES** Gas Fired central heating, mains drains, water and electricity, double glazed throughout There is a service charge of £1800 per annum which covers the cost of building insurance, all maintenance both inside and out the communal areas and please note the apartments are about to commence work outside for its upkeep.

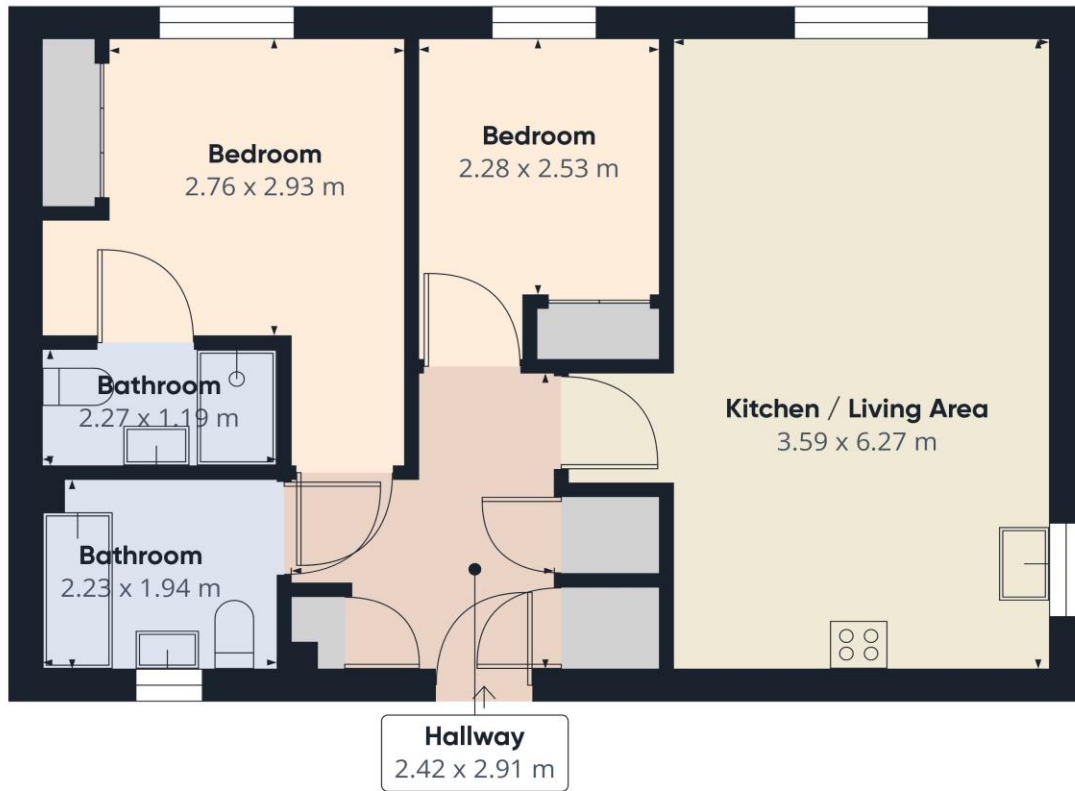
**LOCAL AUTHORITY** East Suffolk    **Tax Band:** B    **EPC:** C    **Postcode:** IP13 9SG

**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.







Approximate total area<sup>(1)</sup>  
57.06 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.

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