MOLYNEUX
ESTATE AGENTS

Riverside Way

Brandon, IP27

Price £80,000

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Description

NO ONWARD CHAIN! This two bedroom first floor apartment is conveniently located within WALKING DISTANCE of Brandon High Street amenities as well as a local Aldi Supermarket. The property benefits from triple glazing throughout and is offered to over 55's, enjoying riverside walks by The Little Ouse river as well as a communal lounge, lift, entry phone system, pull cord assistance, hair salon and launderette. There is also an on site manager, car park and attractive communal garden area.

Internally the apartment comprises a welcoming and spacious entrance hall which includes a useful storage cupboard as well as a storage/ airing cupboard which houses the hot water cylinder. There are two bedrooms, the larger of which includes a built in wardrobe and cabinets surrounding space for a bed, as well as a generous sized lounge, a fully fitted kitchen and a bathroom.

The kitchen offers a range of wall and base level units, ample space for freestanding appliances, 1.5 bowl sink and drainer, integrated cooker as well as an electric hob with an extractor hood fitted over whilst the bathroom includes a W.C, wash hand basin and a bath with an electric shower over.

Outside the property benefits from access to attractive communal gardens which overlook The Little Ouse River offering a pleasant outside area to socialise and relax.

Measurements

Lounge - 19'00" max x 10'6" max

Kitchen - 10'6" x 7'7"

Bedroom - 14'4" x 9'00" plus depth of built in wardrobe

Bedroom - 10'6" x 6'6"

Bathroom - 6'6" max x 6'3" max

Anti-money Laundering (AML) and Identification

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Agents Note

This property is Leasehold.
Lease Length: 99 years commencing 1st April 1989
Service Charge: approx £4417 per annum
Ground Rent: £122.83 payable half yearly to Estates & Management Limited

Council Tax Band - West Suffolk, B.

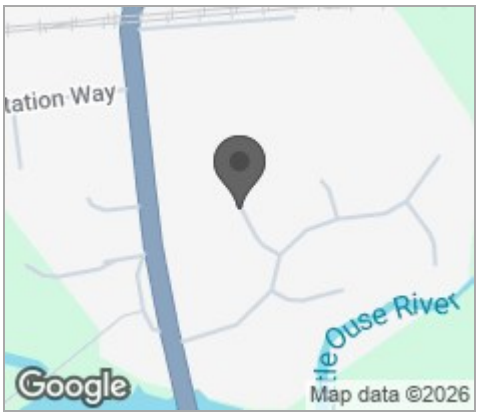
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

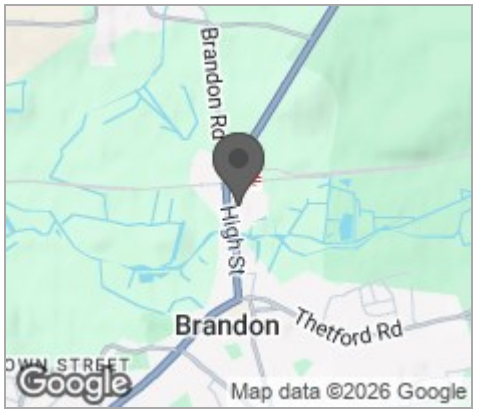
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

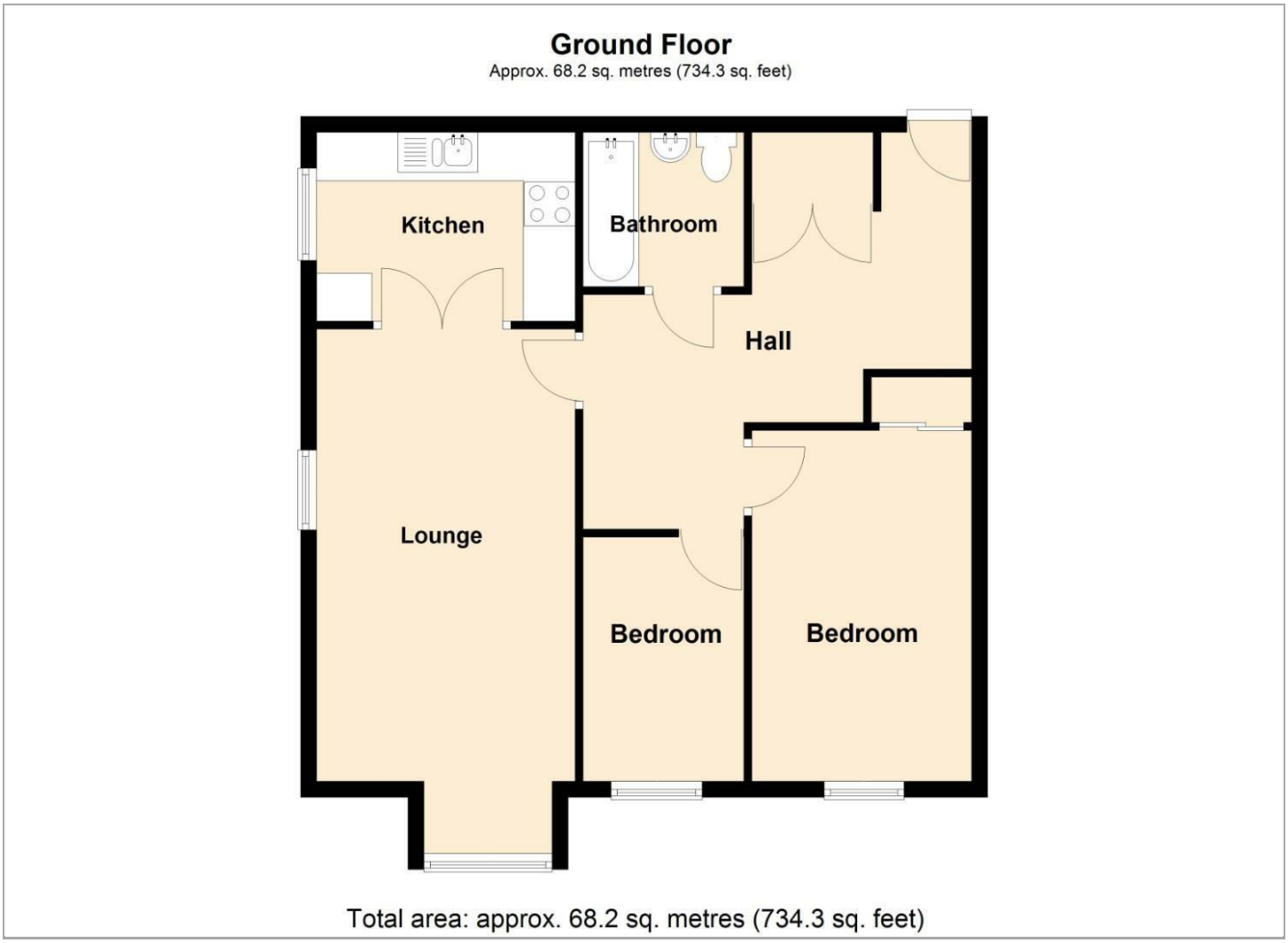
Tel: 01842 818282

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

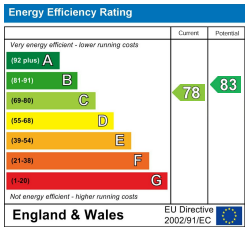


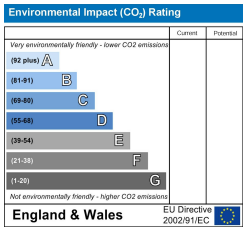




Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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