

The Maltings,
Bungay, Suffolk

MUSKER
McINTYRE
ESTATE AGENTS

Superbly situated and deceptively spacious, this two storey apartment sits just foorsteps from the River Waveney within the Bungay Maltings complex. The property boasts generous accommodation over two floors offering two double bedrooms, bathroom, 20.ft sq sitting/dining/family room and kitchen/ breakfast room. The internal space coupled with the enviable location and river fronting communal garden truly sets this property apart. Inspection by viewing is essential.



Accommodation comprises briefly:

- Independant Entrance Hall
- Reception Hall
- Master Bedroom
- Second Double Bedroom
- Bathroom
- First Floor Open Plan Living & Dining
- Kitchen/Breakfast Room
- Maintained Communal Grounds
- Off Road Parking

The Property

From the front of the property we approach number 23 via a path which passes the manicured gardens that surround this immaculately kept complex. Stepping through the front door we directly enter the generous entrance hall which provides the perfect spot for our coats and boots before pushing the door open to the reception hall. This large space provides access to the two double bedrooms and bathroom whilst an open banister staircase, rises to the first floor. A large understairs cupboard provides a storage solution and leaves the space in the hall ideal for a study area or an additional reception room. At the rear of the hall we find the bathroom which is fitted with a three piece suite comprising our bath with shower over, a w/c and wash basin set into a large vanity unit which provides storage below. The first of our double bedrooms is set to the rear over looking the enclosed courtyard whilst at the front of the property we find our second room looking onto the gardens and boasting a large built in wardrobe. Climbing the stairs the space that this property offers becomes far more apparent. Our open plan living area measures just over 20ft x 20ft. This generous room provides areas for all purposes and makes for an excellent place for entertaining and family living alike. Light fills the room from the windows set to both the front and rear aspect and a large cupboard houses our hot water tank. From here we step into the kitchen/breakfast room. This generous room is fitted with a range of units set below a stunning solid wood work surface. Space is made for our cooker, fridge freezer and washing machine. This completes the accommodation.







Outside

The front of the property is accessed via a path from the parking area which leads to the front door of the apartment. The car park provides an off road parking space and a visitor space. There is an area for bin storage and washing lines that sit amongst well manicured, established gardens. A further generous garden sits just north of the complex and offers a grassed area that leads down to the riverside with stunning views across the Waveney Valley. All outside areas are communal and fully maintained.

Location

The property sits on the riverside within the Bungay Maltings Buildings. Bungay offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, The Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool and golf club. The Cathedral City of Norwich is about 30 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). Diss provides another mainline link to London and is 19 miles distant. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.

Fixtures & Fittings
All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services
Mains Electricity, Water & Drainage. Electric Heating.

Energy Rating: C

Local Authority:
East Suffolk Council
Tax Band: B
Postcode: NR35 1EJ

What3Words: ///rally.boggles.minimums

Tenure
The property is Leasehold. Vacant possession of the leasehold will be given on completion. The lease issued with 999 years in September 1987 offers 960 remaining years. The service charge is invoiced quarterly at £400 (£1600 per annum) The building is Grade II Listed.

Agents' Note
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £140,000 - £150,000



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon	01508 521110
Halesworth	01986 888205
Bungay	01986 888160

www.muskermcintyre.co.uk

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

naea | propertymark PROTECTED

Platinum Trusted Service Award 2023 feefo

A member of OnTheMarket.com

BUNGAY OFFICE
3 Earsham Street
Bungay
Suffolk
NR35 1AE
Tel. 01986 888160
bungay@muskermcintyre.co.uk