

Summary

A beautifully presented and recently converted grade II listed ground floor apartment located in Clare town centre. Benefiting from a modern fitted kitchen opening up into the sitting/dining room, spacious bedroom and shower room. Boasting a communal courtyard garden and external storage cupboard. Walking distance to amenities including the doctors surgery, co-op, butchers, post office, pubs & restaurants and Clare castle park.

Description

Approximate Room Sizes

KITCHEN 14' 2" x 7' (4.32m x 2.13m)

Entrance door leads into the kitchen area from the communal courtyard. A small entrance area with store cupboard to the side. The kitchen itself comprises modern fitted wall and base level units with work surfaces over, incorporating an inset stainless steel one and a half bowl sink with drainer to side and mixer tap over, integral fridge/freezer, inset electric oven with hob and extractor fan over, integral dishwasher and washing machine. Opening into the sitting/dining room.

SITTING/DINING ROOM 14' 2" x 8' 11"

(4.32m x 2.72m) With windows to the front aspect, space for sitting and dining room furniture. Door to inner hall.

INNER HALL Doors off to bedroom, shower room and storage cupboard.

BEDROOM 13' 4" x 9' 2" (4.06m x 2.79m)

Windows to front aspect, built in wardrobes.

SHOWER ROOM Wall mounted shower with large shower tray and glass shower screen, close coupled w/c, wash hand basin with mixer tap over and vanity unit under, chrome heated towel rail radiator.

OUTSIDE & COMMUNAL AREAS The property benefits from the use of the communal gardens to the front of the property with areas for outside seating and dining. The property can be accessed via half moon yard or via the high street through the communal entrance hall where you will also find the postboxes for the flats and access to the external storage cupboard.

AGENTS NOTE

TENURE - Leasehold

LEASE LENGTH - 199 years from 1/1/2020

SERVICE CHARGE - £1308 per annum

GROUND RENT - £200 per annum

COUNCIL TAX - Band A

EPC - D

SERVICES - Mains water & drainage, electric heating

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – A

Tenure – Leasehold

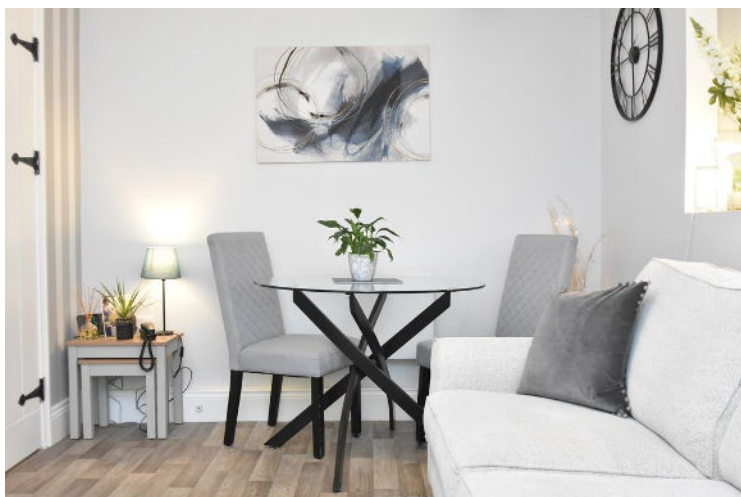
Services – Mains Drainage & Water, Electric Heating

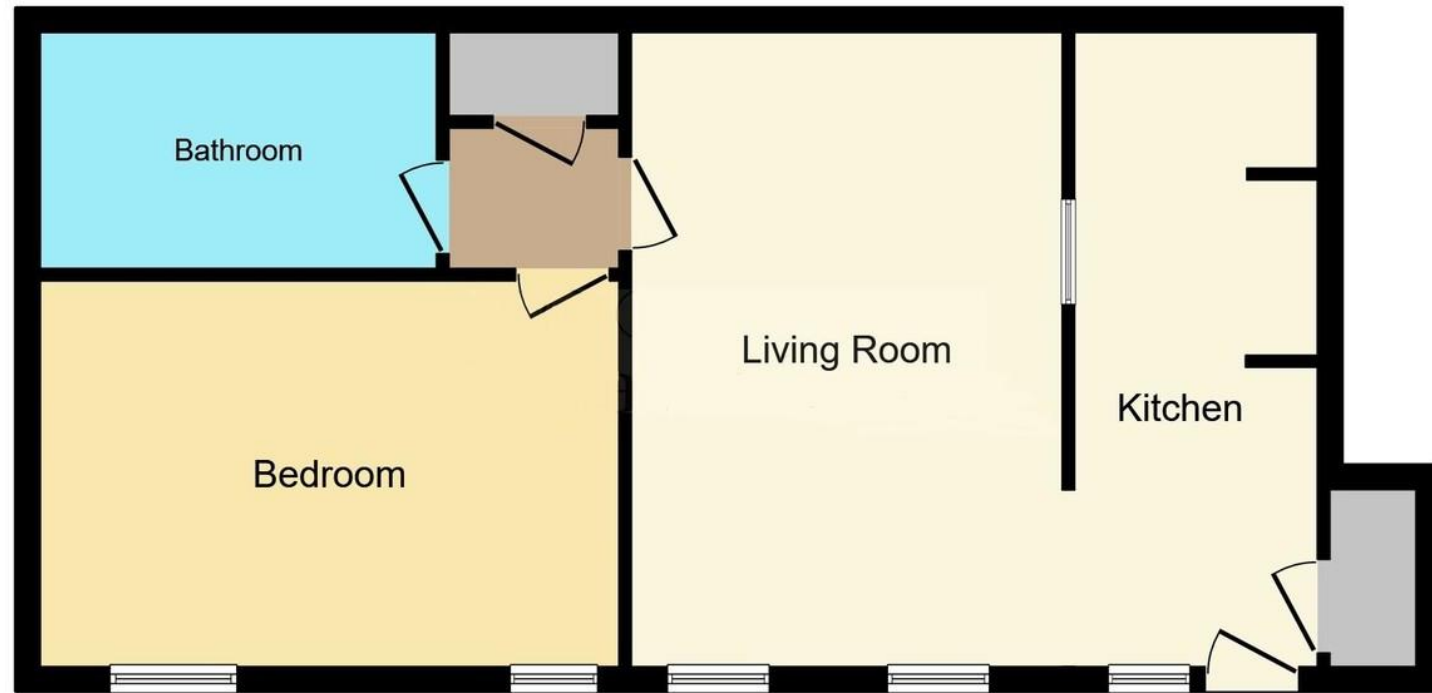
Post Code – CO10 8NY

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	66 D
39-54	E		
21-38	F		
1-20	G		

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

High Street | Clare | CO10 8NY

Guide Price £180,000 - £185,000

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- Ground Floor Apartment
- Modern Kitchen
- Sitting/Dining Room
- Bedroom
- Shower Room
- Communal Courtyard Garden
- Central Clare Town Location