

# Balmforth

Estate Agents, Valuers & Letting Agents



13 Ship Gardens, Mildenhall, Bury St. Edmunds,  
Suffolk, IP28 7DL

Asking Price £140,000



## **::Accommodation & Amenities::**

This two bedroom ground floor apartment is set within a complex for over 55's only. The property benefits from communal grounds that sit on the River Lark, communal parking and walking distance from Mildenhall Town Centre. Additionally, there are stunning views over the Mill Stream to the rear, ample storage and is offered to the market with no onward chain

In more detail the accommodation comprises of:

### **HALLWAY:**

Airing cupboard.

### **BATHROOM:**

Suite comprising of low level wc, hand basin set into vanity unit, double shower cubicle with hand rail, heated towel rail and window to front.

### **BEDROOM ONE:**

Built in storage cupboard and window to rear.

### **BEDROOM TWO:**

Large understairs storage cupboard and window to front.

### **LOUNGE/DINER:**

Doors to rear.

### **KITCHEN:**

Range of wall and base units, induction ceramic hob, electric oven and extractor hood. Space for washing machine and fridge freezer. Window to rear.

### **OUTSIDE:**

To front: Path leading to small wooden shed and residents/visitor's car park.

To rear: Small patio area and communal gate to public footpath along the river.

Tenure: Leasehold. with 62 years remaining

Construction type: Brick and tile

Restriction and rights: Conservation Area - Mildenhall

Heating: Electric storage heaters

Parking: Residents parking

Service Charge: TBC

Ground rent: TBC

Windows/doors: UPVC double glazing

Council Tax: Band A - £1,400.75 annual amount (2024/2025)

EPC: TBC

Water supply: Meter

Drainage: Mains

Flood risk: Zone 3 - High Risk

EV charging point: No

Electric supply: Standard metered account

Broadband: Superfast 80 mbps download speed

Mobile network: Vodafone (Limited), EE (Limited), Three (Limited)

### **AGENTS NOTES:**

1) Broadband speed and mobile phone networks as stated in Ofcom mobile and broadband checker The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service

availability at a property or speeds received may be different.

## **::Location::**

The Market town of Mildenhall is rich in its history and culture and has been an established settlement since the Stone Age with its unique Roman Silverware Collection which is known as "Mildenhall Treasure". Centred around an historical market place offering a good range of shopping, education and leisure services together with many local places of historical interest. Approximately two miles from the A11 five ways roundabout which gives access to Norwich to the North East and Newmarket (10 miles) and London to the South and Southwest. Other towns within travelling distance are Bury St Edmunds to the south east via the A1101.

## **::Viewing::**

By appointment through

Balmforth Estate Agents, Valuers & Lettings Agents

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# Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ



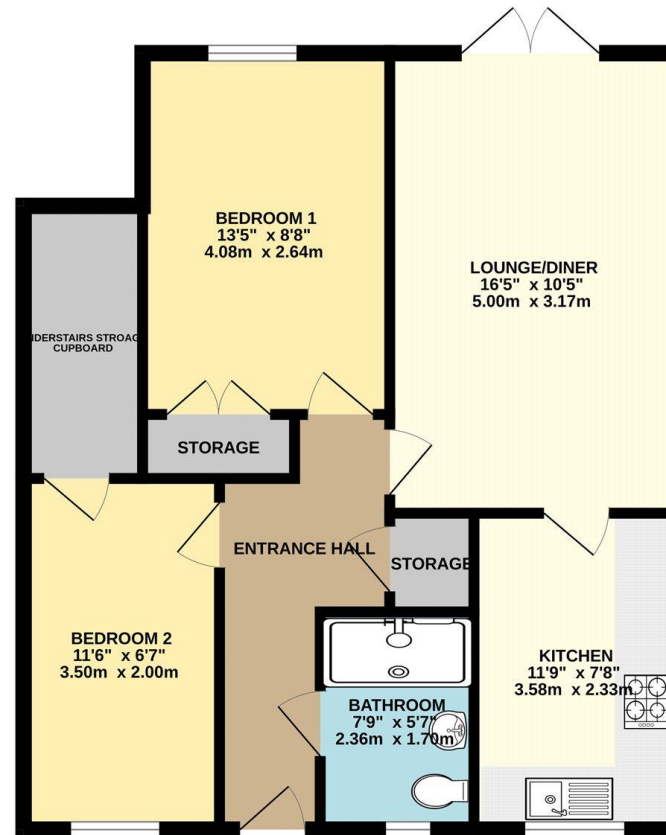
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Area Guides



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a valuation of  
your property

**Energy Performance  
Chart to follow**

GROUND FLOOR  
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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