

74 Mill Park Gardens Mildenhall IP28 7FE  
£125,000

**Balmforth**  
Estate Agents, Valuers & Letting Agents



## **DESCRIPTION**

This modern one bedroom first floor apartment is located in the town of Mildenhall on the popular Mill Park Gardens development. The property was constructed in 2009 and benefits from gas central heating and being within walking distance of the town centre. These modern apartments are highly sought after due to the combination of a superb setting adjacent to the Mill and Mill Street location a few minutes from the town centre. The development has been sensitively designed and well maintained.

**AGENTS NOTE:** The vendor will require a completion date of around October/November 2016.

## **FEATURES**

**Tenure:** Leasehold (117 years remaining)

**Parking:** Allocated parking space

**Gardens:** Communal gardens

**Heating:** Gas central heating

**Doors/windows:** upvc double glazing

**Warranty:** Approximately 3 years remaining of a 10 year warranty

**Council tax band (2016/17):** A - £1041.07

**EPC rating band:** B

**Ground rent:** £100 pa

**Service charge:** £800 pa approximately

**Broadband:** 13Mb Std, Min. 46Mb Fibre Optic (Estimated download speed by BT on postcode)

## **THE ACCOMMODATION COMPRISES:-**

### **OPEN PORCH:**

Leading to communal hall.

### **COMMUNAL ENTRANCE HALL**

### **ENTRANCE HALL: 6'4" x 6' (1.93m x 1.83m)**

Internal doors to all room.

### **KITCHEN/LIVING ROOM/DINING: 19'6" x 13'7" (5.94m x 4.14m)**

Integrated fridge.

### **BEDROOM ONE: 12'9" x 11'6" (3.89m x 3.51m)**

Window to front.

### **BATHROOM: 6'1" x 6' (1.85m x 1.83m)**

Fitted white suite.

### **OUTSIDE:**

Allocated parking and communal gardens

## **VILLAGE AND LOCAL AREA**

The Market town of Mildenhall is rich in its history and culture and has been an established settlement since the Stone Age. Today Mildenhall is known nationally for the nearby USAF air base and 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 Thetford (12 Miles) and Norwich to the North East and Newmarket (10 miles) and London to the South and Southwest. Other towns within travelling distance are Brandon to the North West and Bury St Edmunds to the south east via the A1101.

## **VIEWING**

**By appointment through Balmforth Estate Agents, Valuers & Lettings Agents**

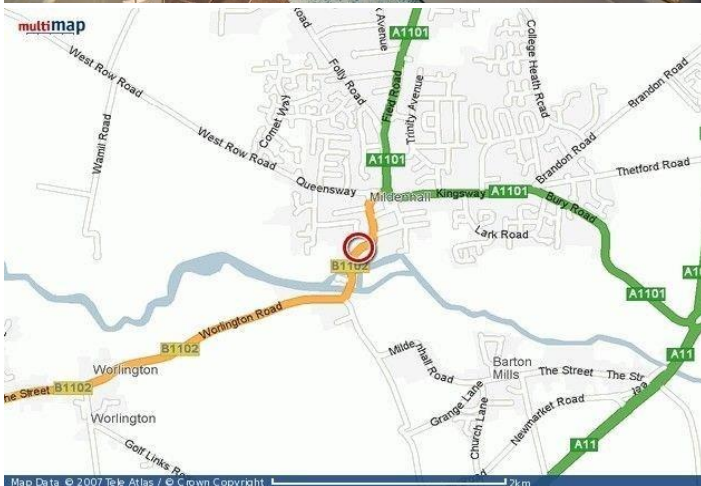
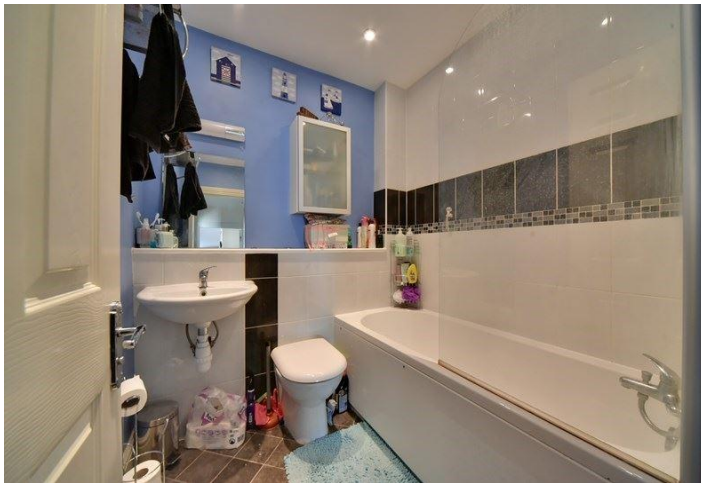
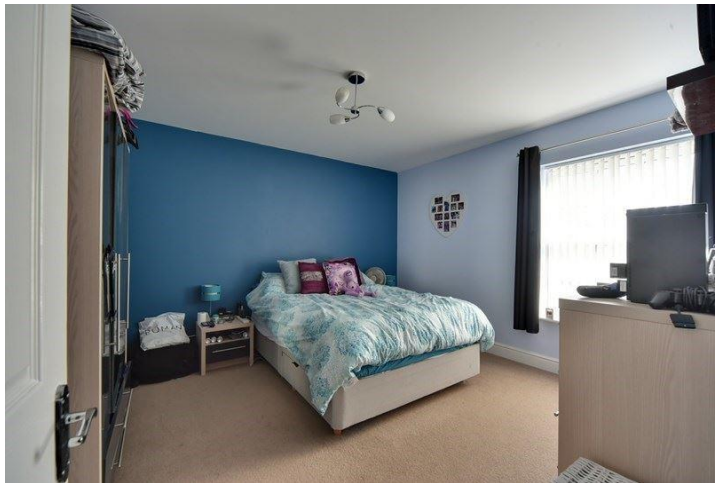
**T: 01638 711171 E:**

**mildenhall@balmforth.co.uk**

## **DIRECTIONS**

From Balmforth office turn right and proceed along the High Street, into Mill Street. Continue along Mill Street, past the Riverside Hotel on the left hand side and Parkers Mill can be located a short distance along on the right hand side. Upon entering Mill Park Gardens continue straight ahead and the property can be found in the block to the right of the square.

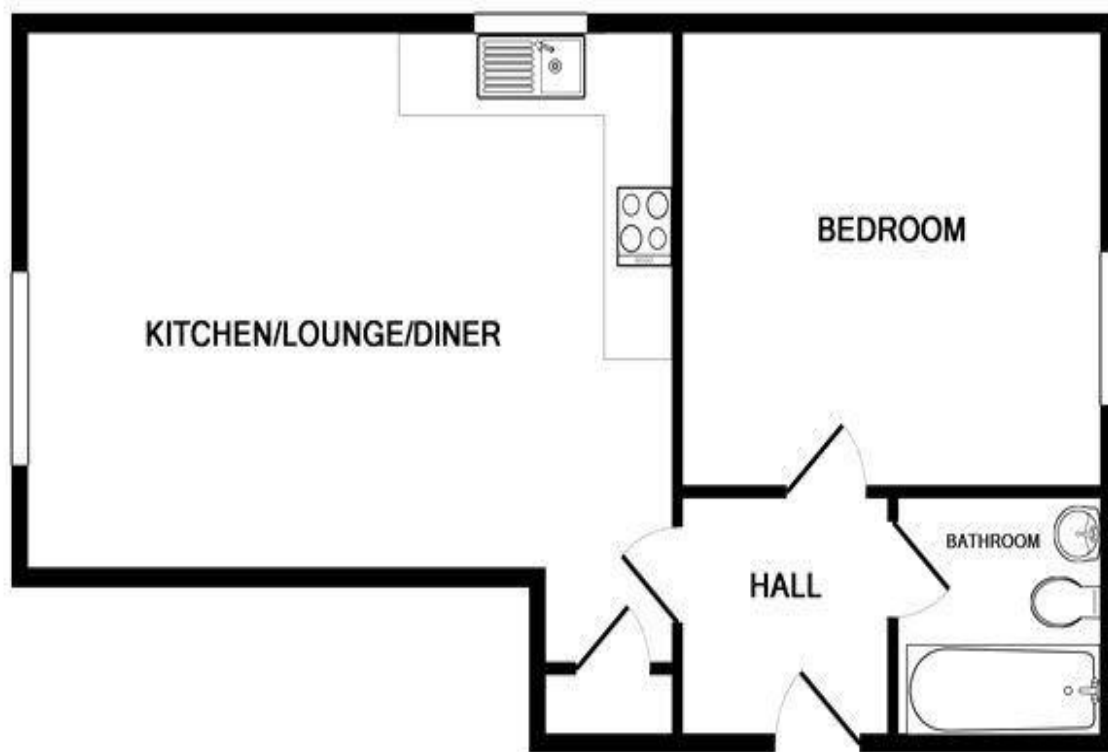




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TOTAL APPROX. FLOOR AREA 505 SQ.FT. (46.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see Consumer Protection from Unfair Trading Regulations 2008 – <http://bit.ly/sW9JS5>

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