



Flat 5

St Barnabas Court | Godyll Road | Southwold | IP18 6AJ

£790 PCM

**DURRANTS**  
SINCE 1853

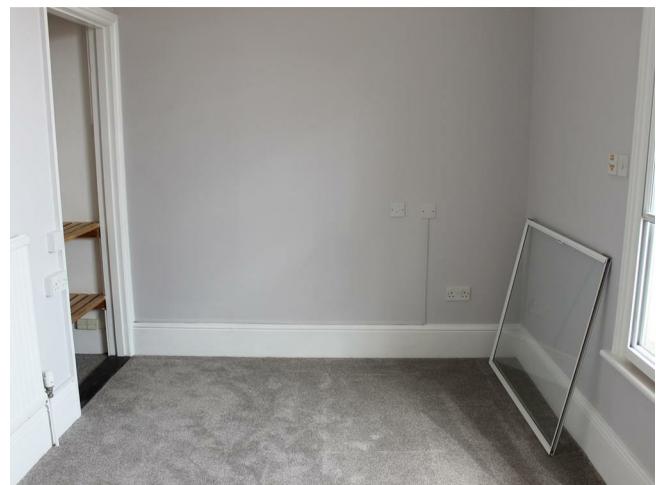
## Key features

- Sought After Location
- Well Presented Property
- Gas Central Heating
- Living Room
- Bedroom
- Wet Room
- Hallway
- Fitted Kitchen



## Description

A spacious one bedroom first floor apartment located in the sought after location of Southwold. The apartment offers wonderful views of Southwold from the lounge and kitchen.



## Directions

From Durrants estate agents turn left onto the high street, then turn right onto Queen Street, turn right onto lorne road, follow this road round to the right which leads onto Godyll Road, St Barnabas is situated further down on the right hand side.





## Floor plans



TOTAL FLOOR AREA : 396 sq.ft. (36.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan shown here, measurements of doors, windows, rooms and any other items shown are approximate only. 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 operation or efficiency can be given.  
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| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   |                            |           |
| (69-80) C                                   | 74                         | 80        |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |



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