

31 Old Station Close, Lavenham, Sudbury, CO10 9FA



Leasehold

£280,000

Subject to contract

Beautifully presented

2 bedrooms
1 reception room
Bathroom and en-suite



This ground floor apartment is situated in the highly desirable village of Lavenham and is offered with no onward chain

Some details

General information

This beautifully presented two bedroom ground floor apartment situated in the highly renowned village of Lavenham offers two well-proportioned bedrooms, bathroom, en-suite, open-plan living space and kitchen. The property also benefits from a car port with storage room behind and an additional second parking space, all set within walking distance to the village centre and its amenities.

This gas centrally heated (not tested) accommodation is composed of a door to the communal entrance hall and a further door leading through to the apartment. Upon entering the apartment's hallway there is a storage cupboard immediately on the left-hand side and leading through there are doors off. The master bedroom and bedroom two are both set to the front and overlook the communal green beyond. The master bedroom benefits from a degree of built-in storage and an en-suite which is composed of a walk-in shower cubicle with part-tiled surround, wash hand basin and finished with a wall mounted heated towel rail.

At the far end of the hall is the open-plan living space with separate kitchen and sitting/dining room. The kitchen itself has work surface on three sides with a one and a half bowl stainless steel sink inset in front of the window overlooking the front green area. There is an array of storage cupboards located both above and below the work surface, providing and creating space for several appliances including eye-level ovens, built-in fridge/freezer, hob and extractor fan along with integrated washer/dryer and dishwasher. The sitting/dining area has a dual aspect outlook to the front and side overlooking the communal green area.

The family bathroom then concludes the accommodation and is composed of a four-piece suite including a separate shower cubicle, bath, part tiled surrounds and finished with a wall-mounted heated towel rail.

The outside

The property benefits from communal space with a communal park green area situated diagonally opposite the property itself. There is a rear courtyard for the use of the four apartments within the block.

The property also benefits from a covered car port with a walk-in storage area with power connected to the rear, ideally utilised as a garden shed alternative. There is a second parking space located to the left of the car port which also comes with the property.

Where?

The highly regarded village of Lavenham offers an excellent selection of local amenities including a butchers, bakery, grocery and pharmacy. There are a number of popular restaurants and hotels and the village itself is within comfortable driving distance of Bury St Edmunds, Colchester and Sudbury, the latter two each having railway stations with connections to London Liverpool Street.

Important information

Council Tax Band - B

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Leasehold

EPC rating - B

Our ref - OJG

Lease information

Subject to confirmation from the management company.

Agents note

Any intending viewers or purchasers are advised of the following: An EWS1 form (External Wall Survey) may be recommended for certain apartment buildings dependant on issues such as the height of the structure, the positioning of balconies and composition of any external cladding. Fenn Wright have not undertaken any such assessment in respect of this particular property and this note has been added to all flats being offered for sale throughout our business as appropriate general guidance. We recommend that potential purchasers seek advice from their solicitor and an independent Chartered Surveyor before committing to a purchase.

Directions

Please use the postcode as the point of origin. Turn into Old Station Close and follow it right round to the back of the development and you will find the property in front of you.

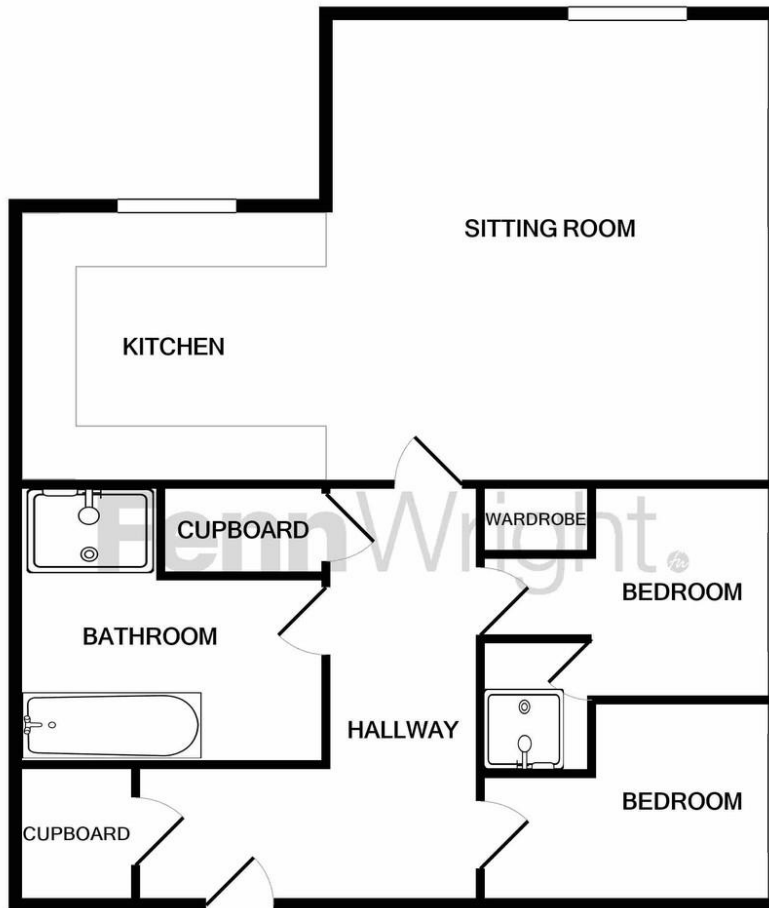
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

To make an appointment to view this property please call us on 01787 327 000.



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To find out more or book a viewing

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