

12 The Barley House, Long Melford, Sudbury, CO10 9TL



Leasehold

£150,000

Subject to contract

No onward chain

2 bedrooms
1 reception room
1 bathroom



This spacious two bedroom second floor apartment is offered for sale with no onward chain within the highly desirable historic Suffolk village of Long Melford.

Some details

General information

This electrically heated accommodation is briefly composed of a secure communal entrance door on the ground floor which gives access to the main hall including stairs and lift to all floors.

From the landing is the main entrance door with secure entry phone system, storage heater and door to the spacious dual aspect lounge plus kitchen with worksurfaces incorporating a stainless steel sink, four ring ceramic hob, tiled splashbacks, good range of units and drawers with further wall mounted units over, space for appliances, integrated oven plus built in airing cupboard housing the hot water cylinder. Set to the rear of the flat are the two good size bedrooms both including sash windows. The accommodation concludes with the family bathroom which includes a panel enclosed bath, extractor fan, shaver point, W.C, wash hand basin, tiled splashbacks and a wall mounted fan heater.

Lounge

14' 9" x 13' 4" (4.5m x 4.06m)

Kitchen

11' x 9' 1" > 6' 7" (3.35m x 2.77m)

Bedroom one

13' 4" x 9' 7" (4.06m x 2.92m)

Bedroom two

7' 9" x 6' 5" (2.36m x 1.96m)

Bathroom

7' 9" x 5' 2" (2.36m x 1.57m)

The outside

The Barley House development benefits from a number of communal areas including gardens and parking.

Where?

The property is situated in the historic village of Long Melford, a popular village with a good range of local amenities including boutique shops and galleries, cafes, public houses and restaurants. Both Melford Hall and Kentwell Hall attract tourists and there is a good sense of community. The nearby market town of Sudbury offers a wider range of shopping and leisure facilities including a branch rail link to London Liverpool Street via Marks Tey (journey time of about 75 minutes).

Important information

Council Tax Band - C

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

Tenure - Leasehold

EPC rating - D

Our ref - SP

Lease details - 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

Using the postcode CO10 9TL as the point of origin the apartment is situated just before the parking area on the right hand side. For full directions please contact a member of the sales team on 01787 327000.

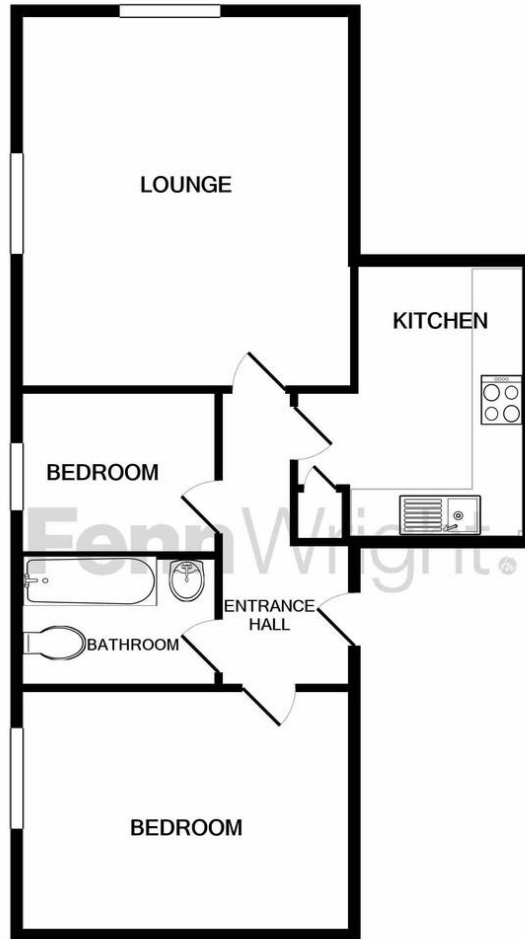
Further information

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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