

## Summary

A spacious top floor apartment located within the historic village of Lavenham. Benefiting from an open plan living space, two double bedrooms, ensuite to master bedroom, separate bathroom and allocated parking. Lavenham Railway Walk is on your doorstep, a short walk to two local co-ops, pubs, restaurants and independent shops.

## Description

Approximate Room Sizes

**COMMUNAL ENTRANCE HALL** Entrance door into communal entrance hall with entry system, stairs ascending to the apartment.

**ENTRANCE HALL** Entrance door into entrance hall, doors off to sitting/dining room, bedrooms, bathroom and cupboards.

**SITTING/DINING ROOM 19' 1" x 14' 10" (5.82m x 4.52m)** Two double glazed windows to front aspect enjoying views down Lavenham High Street. Space for living and dining areas. Opening into the kitchen.

### **KITCHEN 10' x 7' 10" (3.05m x 2.39m)**

Modern fitted kitchen with matching wall and base level units, sink, an electric hob with extractor over and several integrated appliance which include dish washer, washing machine/ tumble dryer and tall fridge/freezer.

**BEDROOM ONE 10' 10" x 9' 11" (3.3m x 3.02m)** Double glazed window, sliding doors to built in wardrobe, door to ensuite.

**ENSUITE** Comprising shower, wash hand basin, WC, a heated towel rail and a Velux window.

### **BEDROOM TWO 9' x 8' 10" (2.74m x 2.69m)**

Double glazed windows to two aspects, sliding doors to built in wardrobes.

**BATHROOM** Comprising bath with shower screen, wash hand basin and WC.

**OUTSIDE** Two allocated parking spaces, visitor spaces. There are green areas around the estate for general use. The property is on the doorstep to the Lavenham Walk, an old disused railway track which you can walk through to Long Melford.

### **AGENTS NOTE** Tenure - Leasehold

Lease Length - 119 years remaining

Service Charge - Circa £1000per annum

Ground Rent - £250per annum

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Leasehold

Services – Mains Drainage, Gas Heating, Water, Electric

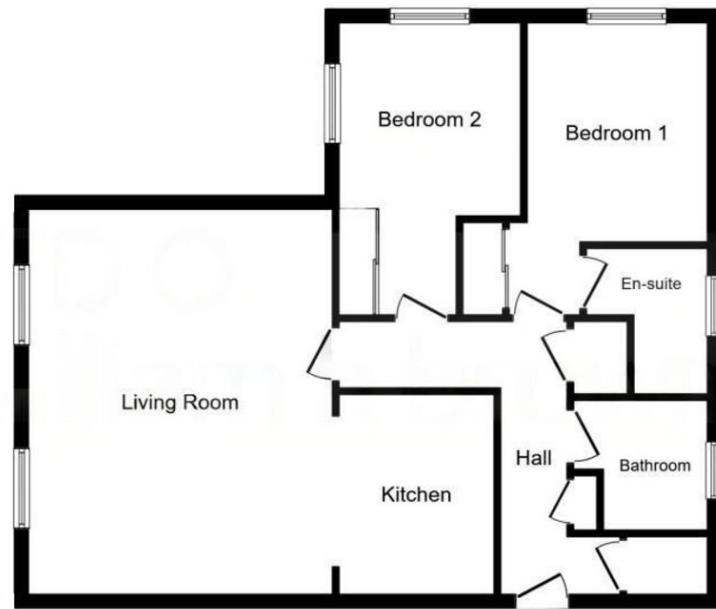
Post Code – CO10 9FA

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





If you would like to speak to one of our mortgage advisors call now – 01787 468400

Your home may be repossessed if you do not keep up repayments on your mortgage.



**Contact Details**  
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 Email: sudbury@bychoice.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Old Station Close | Lavenham | CO10 9FA

£280,000

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- Top Floor Apartment
- Two Bedrooms
- Open Plan Living
- Ensuite
- Bathroom
- Allocated Parking
- Popular Village Location