

## Description

Approximate Room Sizes

**THE PROPERTY** Welcome to this stunning apartment, nestled in a sought-after location with easy access to the picturesque Lavenham Walk. As you enter through the communal entrance hall, you are greeted by a secure environment equipped with a telephone entry system and convenient internal letterboxes for the apartments.

The entrance door leads into a well-designed interior featuring an entrance hall with doors leading to cupboards, the bathroom, bedrooms, and the inviting sitting/dining room. The sitting/dining room is a spacious area bathed in natural light, boasting a double-glazed window to the side, French doors offering scenic views to the front, and a bay window overlooking the charming Lavenham railway walk. This expansive room allows for versatile furniture arrangements, seamlessly connected to the modern kitchen.

The kitchen is a culinary haven, showcasing a modern layout with matching wall and base level units, complemented by sleek work surfaces. Equipped with essential amenities, including an inset sink, hob with extractor fan, integrated fridge/freezer, oven, combination microwave, and an integrated dishwasher, it caters to both functionality and style.

The bedrooms offer comfortable retreats, with the first bedroom featuring sliding glass doors to a built-in wardrobe and an ensuite boasting a large shower, concealed w/c, wash hand basin, and a chrome heated towel rail radiator. The second bedroom is equally inviting, with sliding glass doors to another built-in wardrobe. The main bathroom completes the accommodation, featuring a

panelled bath with taps and shower attachment over, concealed w/c, and wash hand basin.

Outside, the property comes with two allocated parking spaces along for added convenience. The surrounding green areas provide a serene environment for residents to enjoy. The real highlight is the property's proximity to the Lavenham Walk, an old disused railway track that offers a delightful pathway leading to Long Melford. This residence seamlessly combines modern living with natural beauty, providing a unique and desirable place to call home.

**THE LOCATION** This home is located in the picturesque village of Lavenham, a quintessential gem nestled in the heart of Suffolk. Steeped in history, this enchanting village is renowned for its well-preserved medieval architecture, making it a sought-after location for those seeking charm and character in their new home.

Lavenham boasts a rich history dating back to the medieval period when it thrived as a wool and weaving center. The village's medieval timber-framed buildings, many of which are listed as historic landmarks, provide a fascinating glimpse into its past. The Guildhall, a prominent feature, stands as a testament to Lavenham's prosperous wool trade era.

Wander through the winding streets of Lavenham, and you'll be captivated by the charming timber-framed houses that line the village. The architecture reflects the village's medieval heritage, creating an idyllic and timeless atmosphere. Each property tells a story of the past, making living in Lavenham a truly unique experience.

Lavenham offers a delightful array of amenities to cater to

the needs of its residents. Indulge in the culinary delights of the village, with an abundance of pubs and restaurants, including the renowned Swan Hotel. Independent tea rooms, butchers, bakers, co-ops, and boutique high street shops contribute to the village's vibrant community.

Families will appreciate the presence of a well-established primary school, ensuring a convenient and quality education for the younger residents. The village also hosts a doctor's surgery, prioritising the health and well-being of its community.

Explore Lavenham Farmers' Market to discover locally sourced produce and handmade crafts. Embark on scenic walks, including the railway walk to Long Melford, reveling in the natural beauty of the surrounding countryside. The enchanting De Vere House, which is more commonly known as the 'Harry Potter House' adds a touch of magic to the village, attracting visitors from near and far.

Lavenham is not just a location; it's a lifestyle. Immerse yourself in the rich history, embrace the unique architecture, and relish the sense of community that defines this charming

village. Whether strolling through the market square, enjoying a meal at a historic pub, or taking in the panoramic views on a scenic walk, Lavenham offers a living experience like no other. Your dream property awaits in this timeless village, where the past and present seamlessly converge.

## AGENTS NOTE

Lease Length - 115 years remaining

Service Charge - £1149.84 for 2024

Ground Rent - £250 per annum (Ground rent doubles every 25 years from 2016 lease start)

Buildings Insurance - £128.83 per annum

Property Construction – Standard Brick Construction

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Leasehold

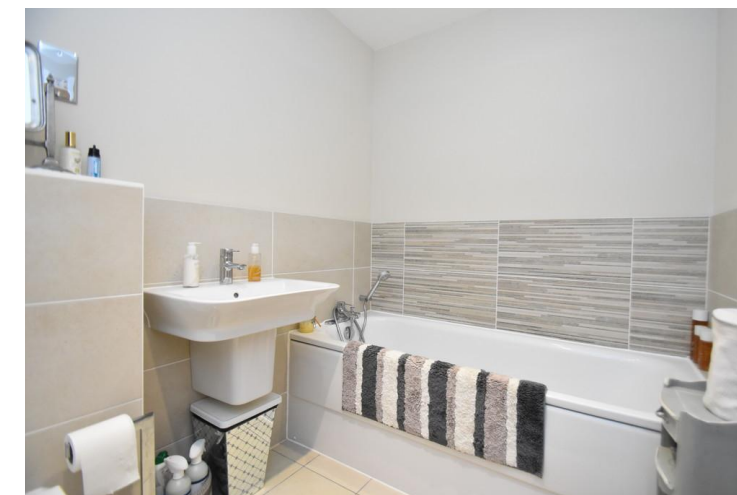
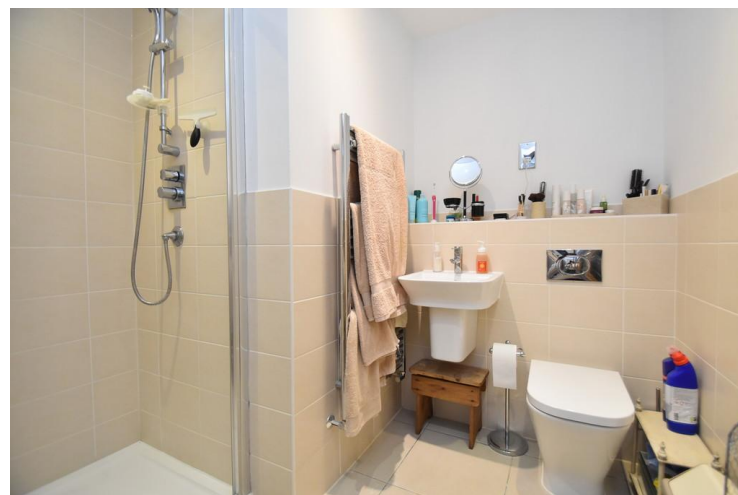
Services – Mains Water, Mains Electric, Mains Drainage, Gas Central Heating

Post Code – CO10 9FA

Viewings by appointment

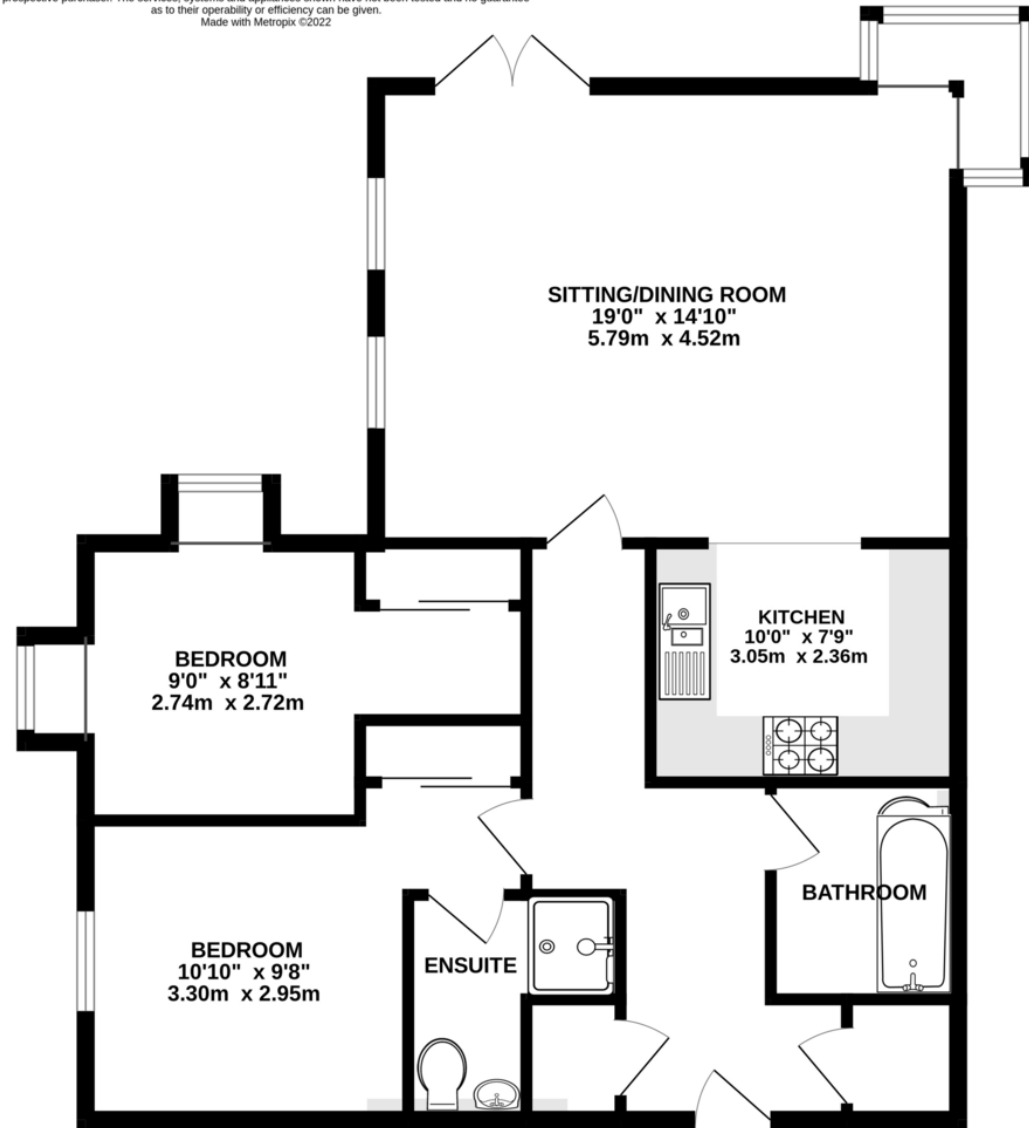
Bychoice Estate Agents

Tel: 01787 468400



## GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2022



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.

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		

### Contact Details

6 King Street, Sudbury, Suffolk, CO10 2EB

Tel: 01787 468400

Email: [sudbury@bychoice.co.uk](mailto: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

## Old Station Close | Lavenham | CO10 9FA

Offers In Excess Of £270,000

A spacious ground 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.

- Ground Floor Apartment
- Two Bedrooms
- Open Plan Living
- Co-Ops, Pubs, Restaurants & Independent Shops
- Lavenham Railway Walk
- Bus Links To Sudbury & Bury St Edmunds
- Allocated Parking