



**Flat 8, Ballingdon Grove, Middleton Road,
Sudbury, Suffolk**

**DAVID
BURR**

FLAT 8, BALLINGDON GROVE, MIDDLETON ROAD, SUDBURY, SUFFOLK, CO10 7LJ

Sudbury is a thriving market town surrounded in part by open farmland and countryside including the famous Water Meadows. The town has a wealth of amenities and facilities including a railway link to London Liverpool Street. There is an excellent range of shops to cater for most everyday needs as well as a choice of pubs, restaurants, recreational and educational facilities. The nearby market towns of Colchester (15 miles) and Bury St Edmunds (18 miles) offer extensive amenities, the former providing a mainline station to London Liverpool Street, serving the commuter.

A charming first floor one double bedroom apartment situated in a highly regarded and exclusive mansion block on the edge of a well-served Suffolk market town. The accommodation is particularly bright throughout and briefly comprises a dual aspect sitting/dining room with exposed beams, a kitchen with double height ceiling, double bedroom with ample storage and a family bathroom. The property has the further benefit of unrestricted access to parklike grounds with river frontage and a private jetty onto the river Stour. There is also ample off-road parking with a designated space and access to a storage shed. **NO ONWARD CHAIN.**

A charming characterful one bedroom apartment situated in a highly regarded mansion block set within parklike grounds measuring approximately 1.2 acres (sts).

Front door leading to:

ENTRANCE VESTIBULE: 5'8" x 3'0" (1.74m x 0.93m) With space for coats and shoes and an opening leading to:

Inner Hall: With doors leading to:

SITTING/DINING ROOM: 14'8" x 13'7" (4.48m x 4.15m) A charming dual aspect room with space for seating and plenty of room for a dining table and chairs. Exposed timbers and original sash windows with open views. Opening leading to:-

KITCHEN: 7'4" x 6'3" (2.24m x 1.91m) With tiled flooring and containing a matching range of base and wall level units with wood effect worksurfaces incorporating a four-ring electric hob and a stainless-steel sink with mixer tap above and drainer to side. Electric combination oven, space for a refrigerator and plenty of storage. High ceilings and a tall sash window allowing for plenty of natural light.

BEDROOM: 14'11" x 9'8" (4.57m x 2.97m) A comfortable double room with exposed timbers and sash window overlooking the approach. Useful **STORAGE CUPBOARD** with lighting and fitted shelving off.

BATHROOM: Containing a panelled bath with mixer tap and shower attachment over, W.C. and a pedestal wash hand basin with tiled splashback.

Outside

In front of the property a driveway expands into an open area of **OFF-ROAD PARKING** with a designated space for one vehicle. There is the further benefit of informal use of a **STORAGE SHED** with bicycle storage adjacent.

Ballington Grove enjoys substantial formal gardens which measure in the region of 1.2 acres (sts) which contain various areas of seating and a number of specimen trees. The gardens to the rear enjoy river frontage with an access leading onto the River Stour. To the side of the building is a paved terrace ideal for dining alfresco.

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Agents Notes

125 years from 25 December 1987 and approximately 88 years remaining.

The service charge includes buildings insurance, drainage charges, all communal garden maintenance and landscaping, external building maintenance, communal area cleaning and access to a communal **LAUNDRY ROOM** with 2 x Miele washing machines and 2 x tumble dryers.

SERVICES: Mains water and electricity. Electric heating. Mains drainage.

NOTE: None of these services have been tested by the agent.

EPC RATING: Exempt – Listed.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: A

TENURE: Leasehold

ANNUAL GROUND RENT: £120 p.a.

ANNUAL SERVICE CHARGE AMOUNT: Approx £2,400 per annum

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. **Speed:** up to 79 mbps download, up to 20 mbps upload.

Phone signal: Yes – EE, Three, o2, Vodafone.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

WHAT3WORDS: animal.hubcaps.scorpions

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



