



Old Station Close | Lavenham | CO10 9FA

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. No pets.

£1,100 pcm

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

Approximate Room Sizes

COMMUNAL ENTRANCE DOOR 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' 01" 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' 0" 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 1 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 2 9' 0" x 8' 10" (2.74m x 2.69m) Double glazed windows to two aspects, sliding doors to built in wardrobes.

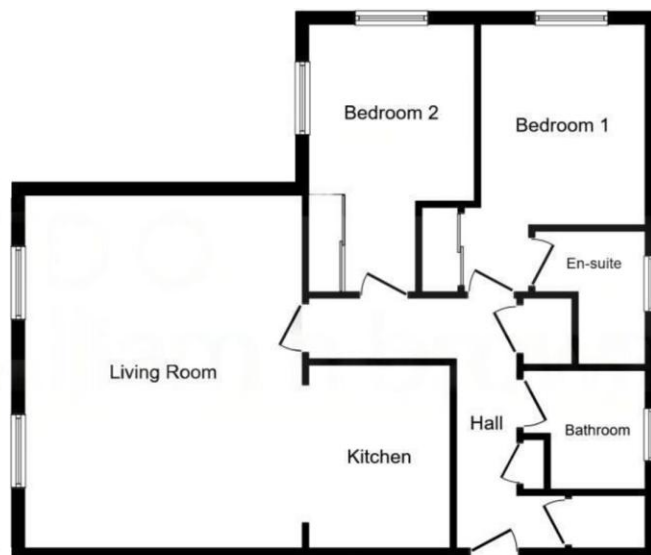
BATHROOM Comprising bath with shower screen, wash hand basin and WC.

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 *(All fees are inclusive of VAT)*

- Excellent references will be required by anyone renting through By choice
- A deposit equal to five weeks rent will be required
- A holding deposit equal to one weeks rent will be required on application
- Tenants will be required to provide their own contents insurance

Local Authority – Babergh District Council
Council Tax Band – B
Post Code – CO10 9FA



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.EPC4U.COM		

Contact Details

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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

