



**2 Ballingdon Grove, Middleton Road,
Sudbury, Suffolk.**

**DAVID
BURR**



2 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's 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's Liverpool Street, serving the commuter.

Ballington Grove is a collection of exceptional apartments in what was once an impressive Georgian country house. Apartment 2 contains many characteristics from this period with 8ft high sash windows, 12ft high ceilings, cornicing, picture rails with unencumbered panoramic views of the grounds and river beyond extending to about 1.4 acres. There is allocated parking and additional parking.

A well-presented Georgian apartment retaining classical features.

Door to:-

DRAWING/DINING ROOM: 19'0" x 17'8" (5.79m x 5.38m) A stunning room with 12ft ceiling height, deep skirting, intricate cornicing, picture rail and impressive Georgian features that include a set of 8ft high double doors and matching sash windows either side complete with working wooden shutters, offering panoramic views of the grounds.

KITCHEN: 17'10" x 5'4" (5.44m x 1.63m) Exceptionally well fitted with an extensive range of attractive matching light Oak fronted units with contemporary fitted glass display cabinet, attractive worktops incorporating a composite sink unit and with mixer tap over. Integrated fan oven, combination microwave oven and grill, a four-ring hob with extractor fan over.

BEDROOM: 18'0" x 15'1" (5.49m x 4.60m) An elegant room with 12ft high ceiling, intricate cornicing, picture rail, deep skirting and an 8ft high sash window with working wooden shutters providing views over the grounds and river with access to a terrace seating area. There is an extensive bank of floor-to-ceiling built in part mirror fronted wardrobes.

BATHROOM: Finished in a contemporary style with attractive wall and floor tiling. Bath with separate shower over, WC, wash hand basin and built-in luxurious television.

Outside

A brick pillared entrance opens to a long sweeping gravel drive and an area of off-road parking. This apartment has the benefit of landscaped grounds which extend to about 1.4 acres and include terraces that can be accessed from both the bedroom and Drawing room, wide open expanses of lawn and picnic areas all bordered by a tributary to the river Stour, which can be accessed by boat and in turn lead to waterways across the county.

There is a communal **UTILITY ROOM** with washing machines and tumble driers, the cost of which is included in the tenancy.

SERVICES: Main water and electricity are connected. Gas heating to radiators. Shared drainage. **NOTE:** None of the services have been tested by the agent

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AGENTS NOTES

The property is grade II listed.

Photography utilised in the marketing particulars was taken in 2021 so while the presentation of the rooms will have changed, they remain representative as to the style and fabric of the building itself.

EPC RATING: Band D – A copy of the energy performance certificate is available on request.

TENURE: Leasehold

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

PRICE: £900 pcm

DEPOSIT: £1038.46

TENURE: A holding deposit of one week's rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.

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.



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