

DAVID  
BURR

**PLOT 35, ORCHARD BROOK,  
LONG MELFORD, SUDBURY, SUFFOLK, CO10 9JR**



Long Melford is a fine village characterised by its wide variety of architecture, shops and famous green dominated by the Holy Trinity Church (once described as the most moving parish church in England). The nearby market towns of Sudbury (3 miles) and the cathedral town of Bury St Edmunds (15 miles) offer a comprehensive range of facilities, the former with a commuter rail link to London Liverpool Street (90 minutes).

This outstanding apartment forms part of an exceptional development located in the very heart of Long Melford, only a few minutes walk from the bustling high street. The development is well placed for countryside walks and each apartment has its own video/intercom security entry system, off-road parking and the use of charming communal grounds that make up this unique position.

**An outstanding apartment in the heart of a vibrant bustling village.**

**Guide £199,995**

## PLOT 35, ORCHARD BROOK, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9JR

Door to:

**KITCHEN/DINING/LIVING ROOM:** (6.6m x 4.88m) **21' 8" x 16' 0" (max)** A lovely light room enjoying a view over the green and finished with an extensive range of matching modern units with worktops incorporating single sink unit, vegetable drainer and mixer tap over. Integrated appliances include a full height fridge/freezer, AEG electric oven and four-ring gas hob with extractor fan over.

**Utility Cupboard:** With plumbing for washing machine and space for tumble dryer.

**CLOAKROOM:** Fitted WC, heated towel rail and wash hand basin with storage below.

**BEDROOM:** (3m x 2.92m) **9' 10" x 9' 7"** Full height triple built-in wardrobe.

**BATHROOM:** Bath with mixer tap, shower attachment and shower side screen. Heated towel rail, WC and wash hand basin.

**SERVICES:** Main water, drainage and electricity connected. Gas fired heating. **NOTE:** None of the services have been tested by the agent.

### AGENTS NOTES

The properties are leasehold with each owner becoming a share holder in the management company responsible for overseeing the communal areas of the development. The owners therefore set their own management fees. The management fee for this particular apartment is £629.00pa

Occupancy condition that at least one resident is aged 55 or over.

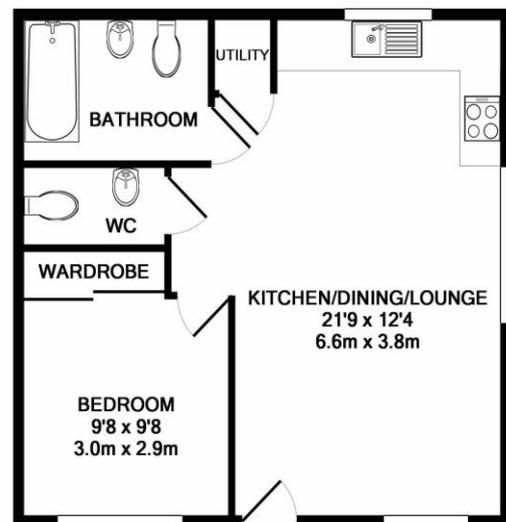
The properties have the benefit of a 10 year structural warranty.

The photographs are of the show apartment.

**EPC RATING:** T.B.C

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

**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.



Made with Metropix ©2019