

DAVID
BURR

**PLOT 46, 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 £299,995

LONG MELFORD (01787) 883144

Castle Hedingham

Clare

Leavenheath

Newmarket

Woolpit

London EC1

www.davidburr.co.uk

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Door to:

ENTRANCE HALL: A spacious inviting area opening to:

Inner hall: Doors to:

KITCHEN/DINING/LIVING ROOM: (6.71m x 4.22m) **22' 0" x 13' 10"** Enjoying an exceptional view overlooking the green with the village rooftops beyond. The kitchen area has been fitted with an extensive range of attractive modern units and worktops incorporating a stainless steel single drainage sink unit with mixer tap over. Appliance include full height fridge/freezer, an electric oven with four-ring gas hob and extractor fan over.

Utility/store cupboard: A useful room with plumbing for washing machine and fitted worktop.

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

BEDROOM 1: (3.3m x 3.23m) **10' 10" x 10' 7"**
Full height double wardrobe.

BEDROOM 2: (3.18m x 2.74m) **10' 8" x 9' 0"**
Full height double wardrobe.

SHOWER ROOM: Fully tiled and finished with a particularly large shower cubicle, heated towel rail, WC and wash hand basin with storage below.

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. The owners therefore set their own management fees. The management fee for this particular apartment is £1,538.88pa.

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

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

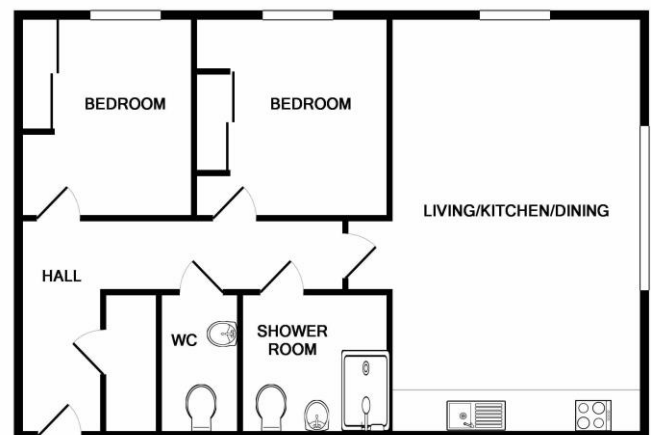
The photographs are of the show apartment.

EPC RATING: T.B.C

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

VIEWING: Show apartment open daily 10am-5pm.

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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