



Apartments 1 – 9 Half Moon House
2 High Street, Clare

DAVID
BURR

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FOR SALE
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Apartments 1 – 9 Half Moon House, 2 High Street, Clare, Sudbury, Suffolk CO10 8NY

Clare is an attractive and historic market town boasting many fine examples of period architecture, a Priory, Norman Keep and magnificent St Peter and St Paul church. It is very well served for a town of its size being with a range of everyday facilities including doctors, chemists, shops, schools, which includes the Stour Valley Community School, post office, library, pubs and restaurants and Clare Country Park. The market town of Sudbury with its branch line commuter service to London Liverpool Street lies 8 miles to the east.

This stunning Grade II Listed conversion of one of Clare's most iconic buildings originating in 15th Century and previously listed as a hotel, public house and a residential home, now incorporates a range of 1 and 2 bedroom exclusive apartments and duplex apartments finished to a high specification and offering a range of original character features cleverly blended with more contemporary modern living. The apartments will have the benefit of a communal courtyard garden and specific apartments will have the benefit of off road parking whilst being situated in the heart of Clare within a stone's throw of the many amenities on offer.

SPECIFICATION

PRICE LIST

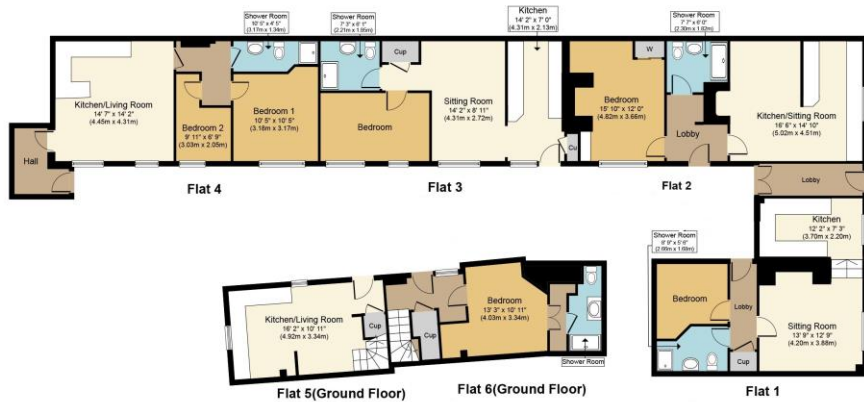
- Door entry system
- Electric heating
- Kitchens will feature as a minimum, a range of wall and base units, inset sinks, integrated electric oven and hob, dishwashers, washer/dryers and fridge freezers.
- Bathrooms will feature as a minimum, tiled shower cubicle, WC, vanity sink units with chrome fixtures and heated towel rail.
- Internal communal staircase
- Communal courtyard garden
- Parking for allocated Apartments

Apart. 1 – Le Moone	£180,000 - SOLD
Apart. 2 – The Snug	£195,000 - SOLD
Apart. 3 – Cadge Cottage	£189,000 - service charge £1012.22 per annum
Apart. 4 – The Stables	£200,000 - service charge £1209.70 per annum
Apart. 5 – Wisteria	£189,000 - (Duplex) service charge £864.41 per annum
Apart. 6 – The Old Cottage	£195,000 - SOLD
Apart. 7 – Claras Place	£265,000 - SOLD
Apart. 8 – La Luna	£235,000 - SOLD
Apart. 9 – The Corner Post	£205,000 - SOLD

Agents Note: The brochure is an indication of the general finish and doesn't reflect a specific individual apartment. Individual apartment photos and floorplans can be located at www.davidburr.co.uk

LEASEHOLD – 199 years as of 1st January 2020

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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