

Description

THE PROPERTY Upon entering the property, you are welcomed by an inviting communal entrance hall which leads to the front door of the apartment, the inner hall comes with practical built-in storage and access off to rooms. The modern galley kitchen is a true highlight, featuring sleek white cabinetry and open wooden shelving. Integrated appliances add convenience. Adjacent to the kitchen, the spacious lounge/dining area boasts ample natural light from large windows, providing an airy and open feel. The room's neutral tones and wood-effect flooring create a warm, homely ambiance, ideal for both relaxing and entertaining.

Ascending the staircase, you'll find two generously sized bedrooms. The master bedroom offers plenty of space for a large bed and storage solutions, while the second bedroom is perfect for a child's room or a cosy guest space. The bathroom boasts a bathtub with a rainfall showerhead, and stylish vanity storage beneath a counter-mounted basin.

Externally the property boasts ample parking space and communal outdoor spaces.

THE LOCATION Long Melford, Suffolk, is a picturesque village located in the heart of the county's countryside, blending historical charm with modern convenience. The village is renowned for its well-preserved Tudor and medieval architecture,

including the iconic Long Melford Hall, a National Trust property. With its timber-framed houses and beautiful churches, Long Melford offers a glimpse into the past while maintaining a vibrant community atmosphere.

For those who enjoy shopping, Long Melford is a haven of independent boutiques, antique shops, and art galleries. Whether you're searching for unique collectibles or contemporary gifts, the shopping experience here is truly distinctive. The village also boasts a delightful culinary scene, with charming cafes and restaurants serving a mix of traditional and contemporary dishes.

Surrounded by lush countryside and intersected by the meandering River Stour, Long Melford is a paradise for outdoor enthusiasts. The area offers scenic walks, bike rides, and tranquil spots for picnics, making it an ideal destination for nature lovers. Alongside its rich history, the village fosters a strong sense of community through local events, fairs, and festivals, which bring residents together throughout the year.

Families will find excellent schools in the area, providing quality education in a peaceful rural setting. Despite its serene atmosphere, Long Melford is well-connected to major transport routes, allowing easy access to other parts of Suffolk and beyond. The nearby town of Sudbury also offers additional amenities and services, complementing the village's offerings.

AGENTS NOTE Lease Length - 962 years remaining

Service Charge - £1,521.94 per annum (£760.97 paid twice annually, demand from September 2024 - March 2025)

Ground Rent - £100 per annum (£50 paid twice annually)

Property Construction – Standard Brick Construction

Utilities – Mains Water, Mains Electric, Mains Drainage, Electric Heating

Broadband - Superfast broadband with download speeds of up to 60 Mbps and upload speeds of up to 18 Mbps (Ofcom data)

Mobile Coverage - Voice & Data likely outside with EE, Three, O2 & Vodafone. (Ofcom data)

KITCHEN 8' 11" (max) x 11' 6" (2.72m x 3.51m)

SITTING/DINING ROOM 20' 10" x 9' 8" (6.35m x 2.95m)

BEDROOM ONE 11' 10" x 9' 9" (3.61m x 2.97m)

BEDROOM TWO 10' 7" x 8' 8" (3.23m x 2.64m)

BATHROOM 8' 5" x 4' 10" (2.57m x 1.47m)

Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

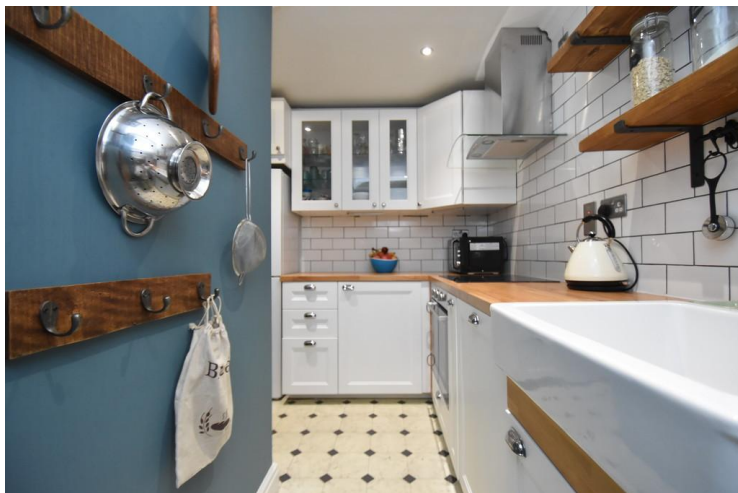
Tenure – Leasehold

Post Code – CO10 9TL

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





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. 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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Awaiting EPC

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The Drays | Long Melford | CO10 9TL

A two bedroom duplex apartment located in the highly sought after development, The Drays. Boasting a modern kitchen, light and airy sitting/dining room, bathroom and ample parking. A short walk to the high street where you will find, pubs, restaurants, cafe's, independent shops, co-ops, and close to doctors & primary school.

£180,000

- Two Bedrooms
- Duplex Apartment
- Modern Kitchen
- Bathroom
- Ample Off Road Parking
- Highly Sought After Location