



**£300,000**

Ropers Court, Lavenham, Sudbury, Suffolk





## The Property

Welcome to this charming two-bedroom top-floor apartment overlooking the picturesque village of Lavenham, offered with NO ONWARD CHAIN. The entrance hall leads to a spacious open-plan living/dining area, with French doors opening onto a Juliet balcony. The well-designed kitchen includes under-counter storage, integrated appliances, and a rear-facing window with lovely village views.

Both generously sized bedrooms feature built-in wardrobes, while additional storage is available in the hallway. The shower room includes a toilet, sink, and walk-in shower. A garage provides secure parking or extra storage.

## The Location

Located in historic Lavenham, this sought-after village boasts medieval timber-framed buildings, charming streets, and excellent amenities, including pubs, restaurants, boutique shops, a primary school, and a doctor's surgery. Enjoy scenic countryside walks, explore the famous Guildhall and Harry Potter House, and embrace the unique lifestyle this vibrant village offers.





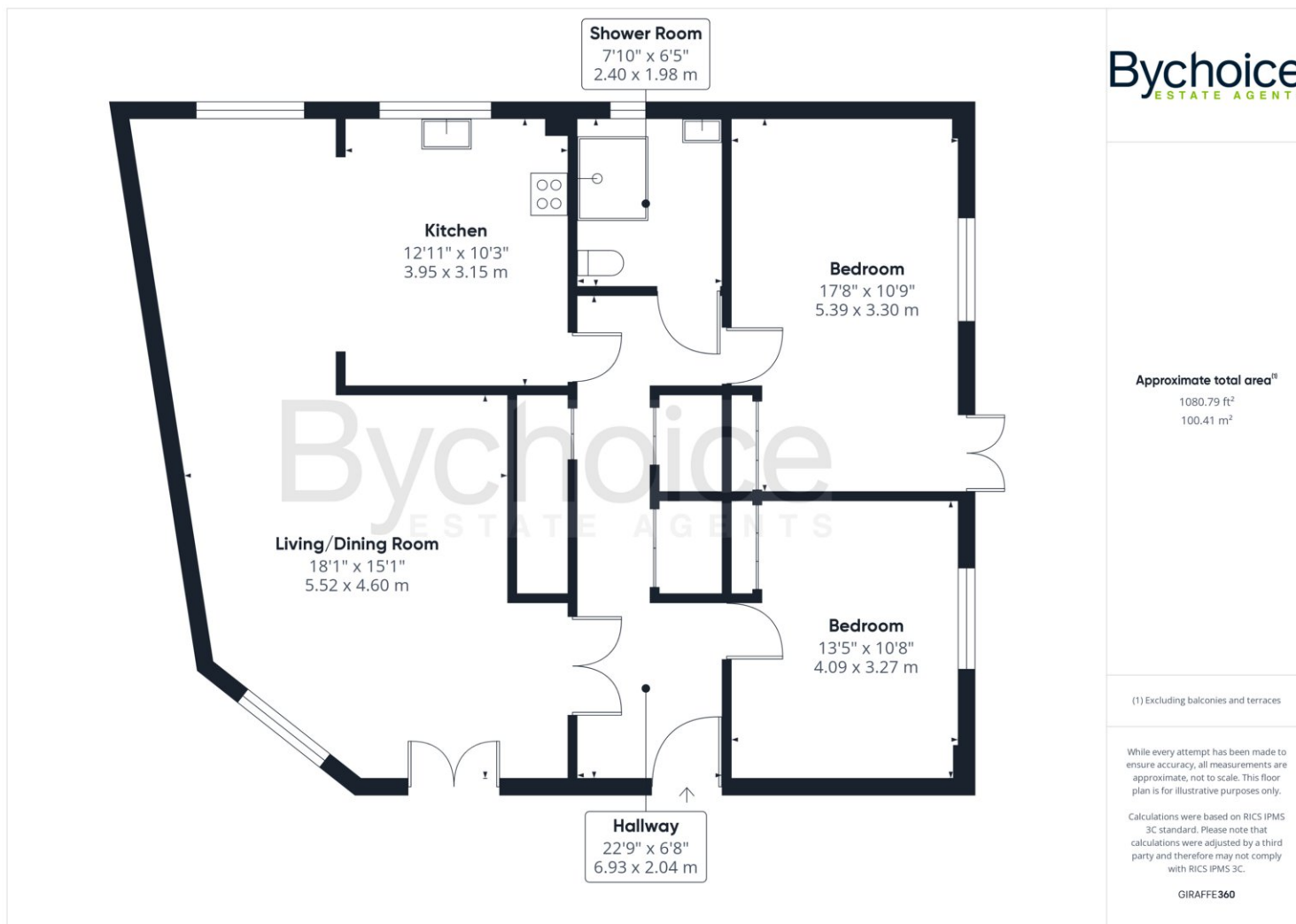












Council & Council Tax Band – Band E - Babergh District Council

Tenure – Leasehold

Lease Length – 999 year lease from 1982 - 956 years remaining

Service Charge – No service charge is collected

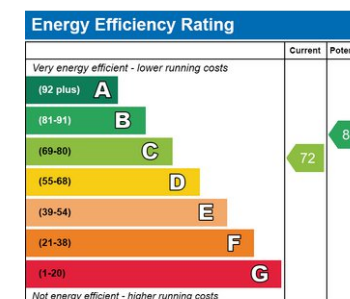
Ground Rent – No ground rent is collected

Broadband – Superfast broadband with download speeds of up to 66 Mbps and upload speeds of up to 14 Mbps (Ofcom data)

Mobile Coverage – Voice & Data likely with EE, Three, O2 & Vodaphone. (Ofcom data)

Utilities – Mains Gas, Water and Electricity

Property Construction – Standard Brick



Sudbury Office  
01787 468400  
sudbury@bychoice.co.uk  
6, King Street, Sudbury, Suffolk, CO10 2EB

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

**Bychoice**  
ESTATE AGENTS