

Bychoice
ESTATE AGENTS

£1,100

Old Station Close, Lavenham







THE PROPERTY

Situated within an attractive modern development in the highly sought-after village of Lavenham, this well-presented two-bedroom apartment offers spacious and versatile accommodation throughout.

The property is entered via a central hallway, leading through to a particularly generous open-plan living and kitchen area. The living space offers plenty of room for both lounge and dining furniture, with a modern fitted kitchen comprising sleek gloss units, wood-effect work surfaces, integrated appliances and tiled flooring.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from fitted mirrored wardrobes and a private en-suite shower room. The second bedroom provides an ideal guest room or home office. Completing the accommodation is a contemporary family bathroom fitted with a white suite and shower over the bath.

Externally, the development benefits from attractive communal areas and allocated parking.

THE LOCATION

Lavenham is one of Suffolk's most picturesque and desirable villages, renowned for its historic timber-framed buildings, charming medieval high street and excellent selection of independent shops, cafés, pubs and restaurants. The village offers a range of local amenities, including a primary school, convenience stores and everyday services.

The nearby market towns of Sudbury and Hadleigh provide a wider range of shopping, leisure and recreational facilities, whilst Sudbury also offers a railway station with connections towards Marks Tey and London Liverpool Street via the branch line.



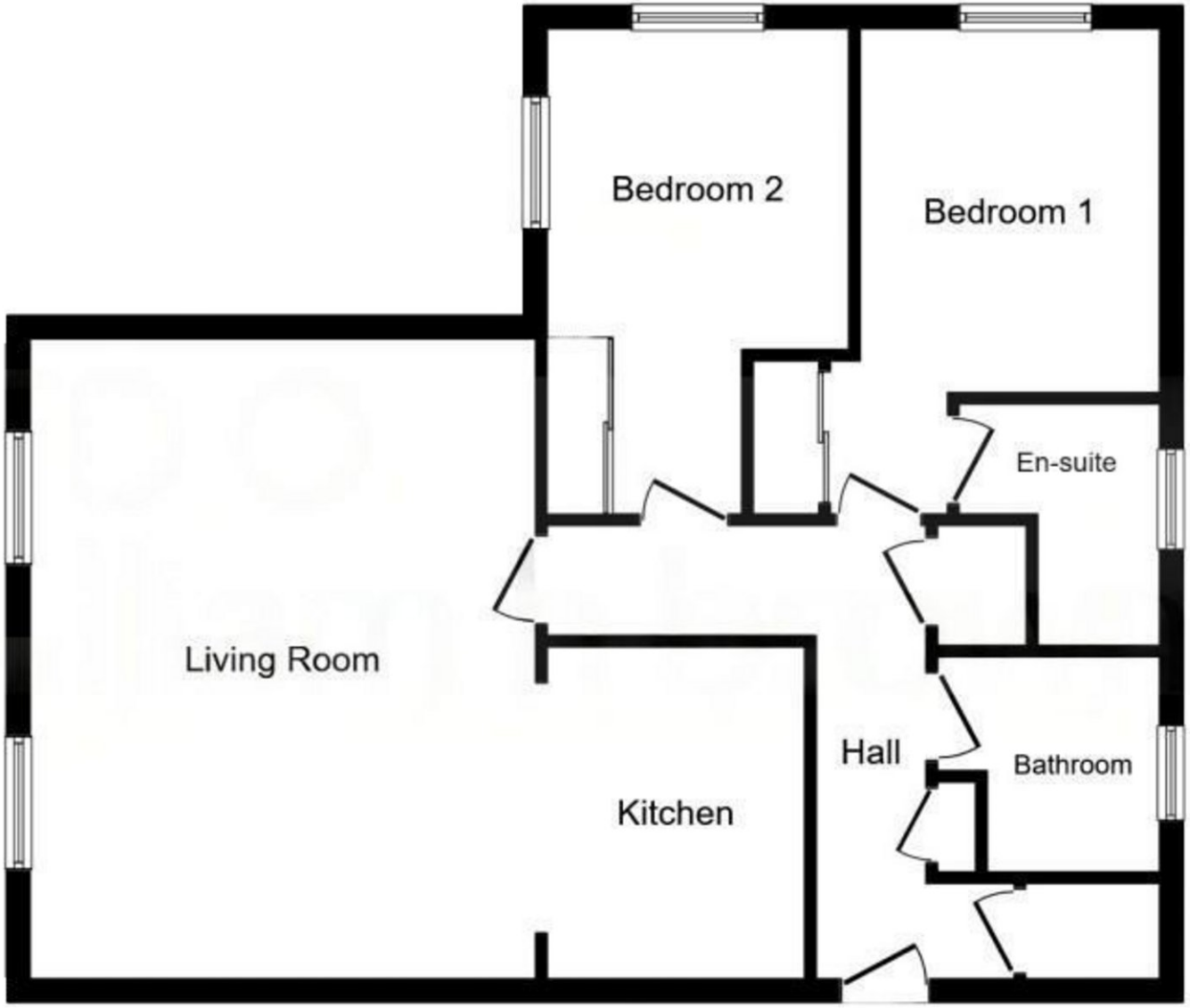












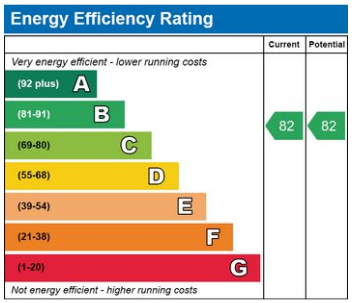
Council & Council Tax Band –Babergh District Council - Band B

Broadband – Ultrafast broadband with downloads speeds of up to 1800 Mbps and upload speeds of up to 1000 Mbps (Ofcom data)

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

Utilities – Mains Water, Gas Central Heating, Mains Electric & Mains Drainage.

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- bychoice.co.uk/tenants-guide
- bychoice.co.uk/landlord-guide



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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.

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