



47 Orchard Brook, Long Melford, Sudbury, CO10 9LF

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47 Orchard Brook Long Melford Sudbury CO10 9LF

Attractive 2-bedroom modern apartment in this sought-after historic village for over 55s

GUIDE: £230,000 *leasehold*

ENTRANCE HALL | OPEN-PLAN KITCHEN/LIVING/DINING SPACE | TWO BEDROOMS | BATHROOM | CLOAKROOM | UTILITY CUPBOARD

There is allocated parking directly in front of the front door, and easy access into this well-appointed two-bedroom apartment for the over 55s. The open-plan nature of the living accommodation is evident on entering with the lounge area, dining area and kitchen clearly defined with floor covering included. Within the kitchen area is a range of modern wall and base units, which incorporate a built-in fridge freezer, 4-ring gas hob and oven below and hood above. There is a one-and-a-half stainless-steel sink within the expanse of worktop. Housed within one of the wall cupboards is the combi boiler running the water and heating system.

The door from the dining area leads to an inner lobby giving access to the principal bedroom, with a built-in double sliding door wardrobe with shelf and rail. The second bedroom is currently set up as an alternative sitting room.

The tiled floor bathroom has a matching white suite of low-level WC, vanity basin with storage below, and bath with fully tiled walls, mixer tap, shower attachment and towel rail.

There is a separate WC with a tiled floor, vanity basin with storage below and low-level WC.



Completing the property is a storage cupboard off the inner hall with plumbing and space for washing machine with worktop above.

Outside

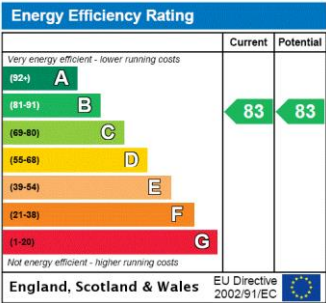
As previously mentioned, the designated parking space for 47 is in front of the front door, with additional visitors parking close by.

The setting for the property is in a purpose-built and well thought out designed village green environment for enjoyment of all residents, and is well-maintained through the management company.

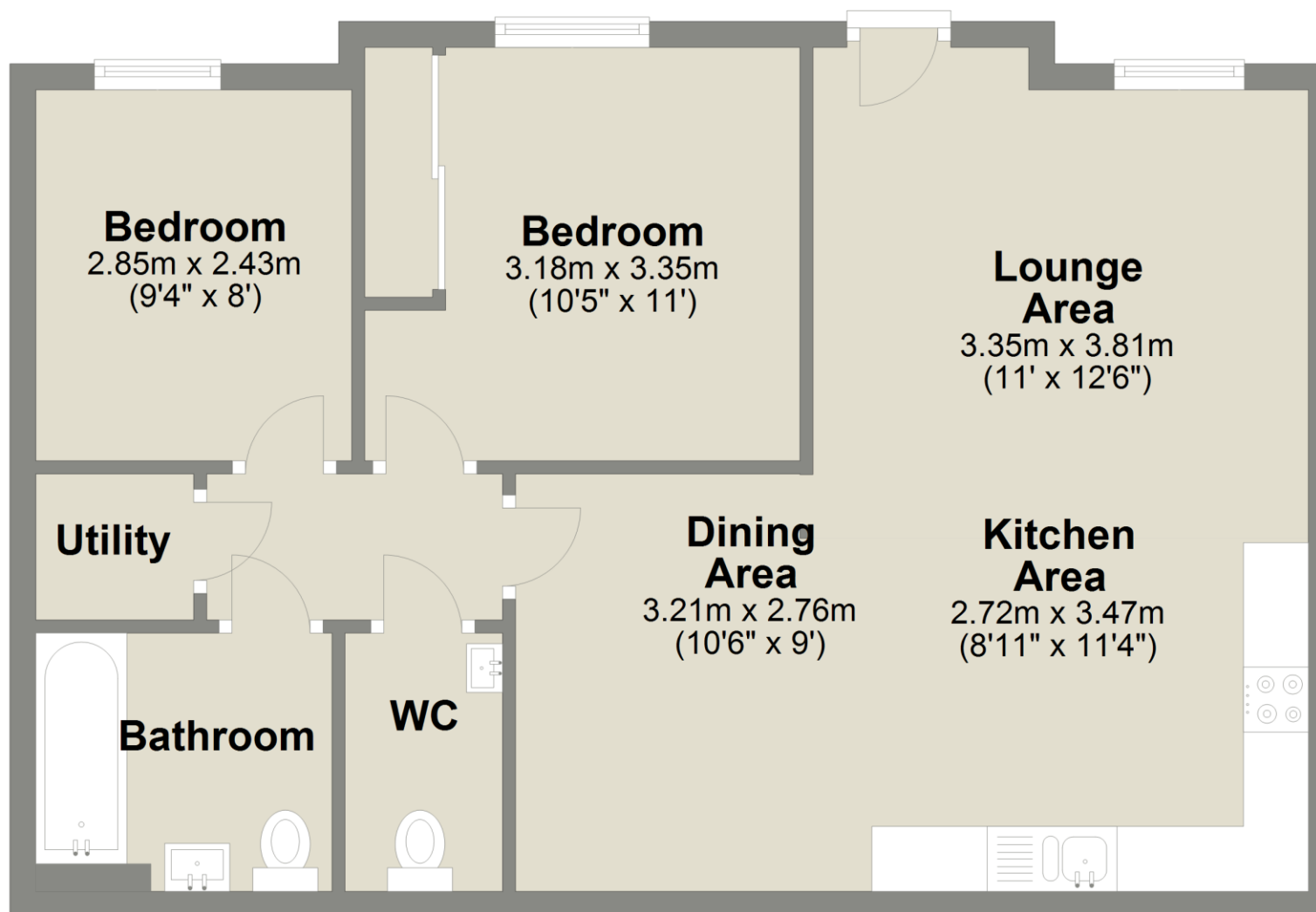
The property is a short distance from the prosperous and well-served high street of historic Long Melford, and only 3.5 miles from Sudbury railway station for easy access to London Liverpool Street.

GENERAL INFORMATION

- Water, gas, electricity and drainage connected
- Council tax band C - £1,895
- Leasehold – 999-year lease from 1st January 2017
- Service charge £921.02 pa
- Buildings insurance - TBC
- Ground rent - £200 pa
- Ofcom state ultrafast broadband is available
- Ofcom state mobile signal available.
- Outside charging point for electric scooter
- Available fully furnished
- What3words – preheated.connected.update



47 ORCHARD BROOK



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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