



DAVID
BURR

**12 Bakers Mill, Prentice Street,
Lavenham, Suffolk**

12 BAKERS MILL, PRENTICE STREET, LAVENHAM, SUFFOLK, CO10 9RD

Lavenham is regarded as one of the finest medieval settlements in Britain, with its wealth of period houses, famous church and of course the National Trust's Guildhall in the Market Place. Notwithstanding its fame, Lavenham is a thriving community with a good selection of shops and services. The market town of Sudbury is about 7 miles south and it provides a commuter rail link to London Liverpool Street. The cathedral town of Bury St Edmunds is about 12 miles north.

This well appointed two-bedroom first floor apartment with lift access is situated in the heart of Lavenham within close proximity of the market square where you can find a range of amenities and restaurants. The property makes up one of six executive apartments in a quiet private cul-de-sac with off-road parking. This property is being offered with **NO ONWARD CHAIN**.

A first floor two-bedroom apartment with lift access and off-road parking.

COMMUNAL ENTRANCE: A glass panel door and electronic buzzer entry system brings you to the communal entrance hall with staircase leading to first floor and lift providing secondary access brings you to the front door.

ENTRANCE HALL: An inviting space with large airing cupboard with space for shoes and coats and remote buzzer system for the front door with solid wooden doors leading to:-

DINING ROOM: 9'9" x 9'7" (2.97m x 2.92m) A formal reception room with large casement windows bringing in natural light with generous ceiling height and exposed timbers and doors leading to:-

SITTING ROOM: 14'0" x 12'0" (4.27m x 3.66m) An elegant double aspect room offering pretty roofscape views and countryside beyond with generous ceiling height, exposed timbers and ample space for sitting room furniture.

KITCHEN: 12'0" x 6'8" (3.66m x 2.03m) The kitchen is fitted with a wide range of matching storage cupboards with integrated double oven and gas hob, one-and-a-half sink with drainer unit and mixer tap and space for a washing machine and fridge/freezer.

BEDROOM 1: 11'0" x 9'8" (3.35m x 2.95m) A generous master bedroom with double built-in wardrobe and large casement window offering views as well as space for other bedroom furniture.

BEDROOM 2: 8'10" x 8'4" (2.69m x 2.54m) A generous second bedroom with built-in wardrobe and casement window.

BATHROOM: A three-piece suite consisting of a close coupled WC, pedestal wash hand basin and double-width shower with overhead shower and attractive tiled surround.

Outside

A private road leads to **OFF-ROAD PARKING** with footpath leading to the communal entrance.

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

AGENT'S NOTES

The property is Grade II listed and sits within a conservation area.

EPC RATING: Exempt - listed.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

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COUNCIL TAX BAND: C.

TENURE: Leasehold

LENGTH OF LEASE: 962 years remaining

We have been informed that the service charge has commonly been circa £1,000pa but with changes to regulations this went up significantly in 2024 to £5,791. This is expected to fall next year with some further works to be completed to then hopefully return to a lesser figure once full works are completed. Once a conveyancer is engaged further information can be supplied.

CONSTRUCTION TYPE: Brick.

WHAT3WORDS: riverbank.oxidation.flirts

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

FLOORPLAN TO BE APPENDED

