



**65 Orchard Brook,
Long Melford, Suffolk**

**DAVID
BURR**

65 ORCHARD BROOK, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9LF

Long Melford is a fine village characterised by its wide variety of architecture, shops and famous green dominated by the Holy Trinity Church (once described as the most moving parish church in England). The nearby market towns of Sudbury (3 miles) and the cathedral town of Bury St Edmunds (15 miles) offer a comprehensive range of facilities, the former with a commuter rail link to London Liverpool Street (90 minutes).

A superb two double bedroom first floor apartment situated in the heart of Long Melford with picturesque countryside views. The property was built and completed in 2019 and is finished to a particularly high standard enjoying a walled rear communal garden, video intercom entry system, lift to first floor and off-road parking with further visitors spaces available. The property is being offered with **NO ONWARD CHAIN**.

A two double bedroom first floor apartment in the heart of the village, walking distance of amenities, with open views, communal gardens and designated off-street parking.

COMMUNAL ENTRANCE: An electronic telecommunications system to each individual apartment provides access for residents with staircase and lift leading to first floor.

ENTRANCE HALL: 16'10" x 6'0" > 4'9" (5.13m x 1.83m > 1.45m) A wide central room with space for a sideboard and other furniture with doors leading to:-

KITCHEN/DINING/SITTING ROOM: 21'10" x 17'6" > 13'8" (6.65m x 5.33m > 4.17m) This large open-plan living space spans the width of the apartment to the rear with a triple aspect outlook over both the communal walled garden as well as elevated views over the village allotments and rolling countryside beyond. The kitchen is fitted with a range of cupboards with a wood effect worktop and matching return with integrated fridge/freezer, dishwasher, one-and-a-half sink with mixer tap and drainer, oven and gas hob with extractor above. Beyond this is a dining and seating area finished with a high-quality wood effect Amtico flooring that continues from the entrance hall.

UTILITY CUPBOARD: Situated off the kitchen with plumbing for a washing machine that also houses the combi boiler.

BEDROOM 1: 15'7" x 11'1" (4.75m x 3.38m) A spacious room with double fitted wardrobes with hanging rail and shelving.

BEDROOM 2: 15'7" x 9'2" (4.75m x 2.79m) Another generous bedroom with double built-in wardrobe, hanging rail and shelving.

BATHROOM: A three-piece suite consisting of a close coupled WC, wash hand basin with mixer unit and vanity, large walk-in shower cubicle with attractive tile surround and overhead shower and heated towel rail.

CLOAKROOM: Close coupled WC, wash hand basin with mixer tap and tiled splashback and heated towel rail.

Outside

Situated on a private development within close proximity of village amenities, private **ALLOCATED PARKING** can be found to the front of the property with further visitor spaces on offer. To the front of the apartment is a large greensward with footpath leading to front door and access to the rear communal garden.

The rear communal garden is partially walled with an area of lawn and a range of seating areas and borders of seasonal colour.

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Agents Notes

Purchasers should be aware that an over 55s occupancy clause applies to the apartment requiring at least one of the occupants of the property to be over the age of 55. For more information please contact the office.

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

EPC RATING: Band B – A copy of the energy performance certificate is available on request.

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

COUNCIL TAX BAND: C

TENURE: Leasehold – A 999 year lease from 1st January 2017

SERVICE CHARGE: £907.86

GROUND RENT: £200 p.a.

WHAT3WORDS: ///jobs.files.stalemate

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.



