



DAVID  
BURR

**7 The Halt,  
Lavenham, Sudbury, Suffolk**

# 7 The Halt, Old Station Close, Lavenham, Sudbury, Suffolk, CO10 9FA

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.

An outstanding apartment finished by an award-winning developer and located in one of East Anglia's most highly regarded villages. The property offers light, spacious well-balanced accommodation which in turn enjoys wonderful views over the village rooftops and countryside beyond. The apartment is offered with no onward chain and the added benefit of off-road parking and gas fired heating.

## **An outstanding apartment located in one on East Anglia's most highly regarded villages and benefitting from no onward chain, parking and communal gardens.**

Front door opening to:

**ENTRANCE HALL:** A spacious inviting area with access to the loft storage space, linen cupboard, storage space, video intercom system, light oak doors to:

**SITTING/DINING ROOM: 19'1" x 14'10"** An exceptional room with views which take in a view of the old Victorian railway bridge in one direction and in the other a roofscape view, the church tower and countryside beyond. Opening to:

**KITCHEN: 10'0" x 7'10"** With a feeling of space created by 5ft 8 wide link to the reception area. There is an extensive range of matching modern units, an attractive worktop with matching upstands. Integrated single drainer sink unit with vegetable drainer and mixer tap over. Integrated appliances include a full height fridge/freezer, dishwasher, washer/dryer AEG electric oven, microwave oven and four-ring hob with extractor fan over.

**BEDROOM 1: 10'10" x 9'8"** With countryside views and built-in full height mirror fronted double wardrobes in a separate area of the room. Door to:  
**En-suite:** Fully tiled shower cubicle, heated towel rail, WC and wash hand basin.

**BEDROOM 2: 9'0" x 9'0"** With roofscape views, 6ft high casement window.

**Dressing area: 6'0" (to back of wardrobes) x 5'5"** Including mirror fronted double wardrobes with fitted hang-rail and shelving.

**BATHROOM:** Fully tiled and finished with a bath that includes a shower attachment. Heated towel rail, WC and wash hand basin.

### **Outside**

The property has the benefit of communal gardens and **TWO PARKING SPACES.**

**SERVICES:** Main water, drainage and electricity are connected. Gas fired heating to radiators.

**NOTE:** None of these services have been tested by the agent.

### **AGENTS NOTES**

The property has the benefit of a video security intercom system.

# 7 The Halt, Old Station Close, Lavenham, Sudbury, Suffolk, CO10 9FA

As is not uncommon for developments of this ilk a management charge is applicable in maintaining upkeep of the communal areas. There is currently a ground rent set at £250.00 per annum and a maintenance charge of approximately £1,150.00 per annum.

The property is leasehold with approximately 116 years remaining on the lease.

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

**LOCAL AUTHORITY:** Babergh District Council, Corks Lane, Hadleigh, Ipswich, Suffolk, IP7 6SJ (01473 822801)

**COUNCIL TAX BAND:** B

**TENURE:** Freehold

**CONSTRUCTION TYPE:** Brick

**WHAT3WORDS:** pats.views.employ

**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.



