



DAVID
BURR

**Flat 9 Ballingdon Grove
Middleton Road, Sudbury**



FLAT 9 BALLINGDON GROVE, MIDDLETON ROAD, SUDBURY, CO10 7LJ

Sudbury is a thriving market town surrounded in part by open farmland and countryside including the famous Water Meadows. The town has a wealth of amenities and facilities including a railway link to London Liverpool Street. There is an excellent range of shops to cater for most everyday needs as well as a choice of pubs, restaurants, recreational and educational facilities. The nearby market towns of Colchester (15 miles) and Bury St Edmunds (18 miles) offer extensive amenities, the former providing a mainline station to London Liverpool Street, serving the commuter.

An exceptionally well-presented duplex apartment situated within a highly regarded mansion block on the edge of a thriving Suffolk market town and also within a short walking distance of the water meadows. The property is the only one of its style in the development, and is arranged over two levels with a useful entrance hall which provides storage and leads onto a high quality bathroom with electric underfloor heating. Stairs rise to the second (top) floor with an open-plan kitchen/dining/living room and a well-proportioned double bedroom with exposed timbers. The block enjoys access to beautiful park-like grounds with private river frontage measuring, in total, 1.2 acres (sts). There is the additional benefit of private off-road parking.

A charming one-bedroom duplex apartment in a highly regarded mansion block with access to 1.2 acres of gardens.

Front door leading to:

ENTRANCE VESTIBULE: With space for coats and shoes and a door leading into:-

HALLWAY: With staircase rising to the top floor and with a useful area of storage used by the current owners for the storage of a bicycle and a door leading into:-

BATHROOM: Finished to a particularly high standard with marble tiled flooring with electric underfloor heating below and partially tiled walls. Tongue and groove panelled bath with tiled surround, glass screen and traditional style mixer tap over. With the further benefit of an electric shower, WC with traditional style cistern and a Burlington pedestal wash hand basin. A tall partially-frosted sash window allows for plenty of natural light and with a useful airing cupboard with fitted shelving and water tank off.

Second Floor

LANDING: Opening into:-

KITCHEN/BREAKFAST/LIVING ROOM: With high quality oak engineered flooring and arranged into two distinct areas. Plenty of space for seating with a sash window and attractive outlook over neighbouring countryside and a Howdens kitchen with solid wood work surfaces incorporating a ceramic butler sink with brushed brass mixer tap over and drainer to side and a four-ring Bosch induction hob. Integrated appliances include a Bosch electric combination oven, refrigerator and freezer. Breakfast seating and plenty of storage including an eaves cupboard off.

BEDROOM: With attractive exposed timbers and plenty of space for a double bed and with a sash window with a view to the side.

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Outside

The property has the benefit of a private **OFF-ROAD PARKING** space as well as access to a range of visitors' bays on a first-come, first-served basis. The property benefits from extensive grounds measuring approximately 1.2 acres which include numerous mature specimen trees, sweeping areas of lawn and private river frontage with access onto the River Stour. There is the additional benefit of a communal laundry room with two Miele washing machines and two Miele tumbler dryers.

Agent's Notes

The property is Grade II listed.

SERVICE CHARGE: £1090.73 Dec 2023 – June 2024

GROUND RENT: £120 p.a.

LEASE TERM REMAINING: 88 years on an original 125 year lease from 25th December 1987.

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

EPC RATING: Band D – 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: A

TENURE: Leasehold

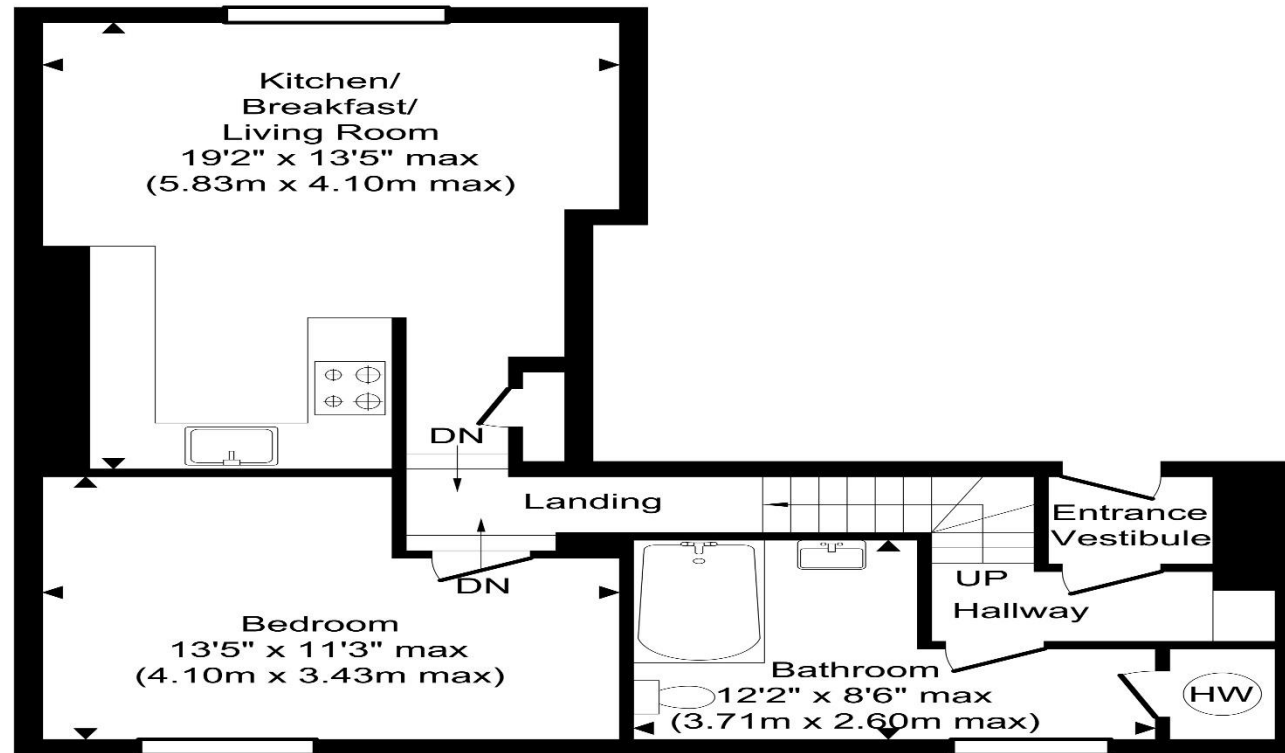
CONSTRUCTION TYPE: Timber-framed

WHAT3WORDS: lunge.water.listed

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.

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Approximate Floor Area
570.48 sq. ft.
(53.00 sq. m)

TOTAL APPROX. FLOOR AREA 570.48 SQ.FT. (53.00 SQ.M.)

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