



Meadow Close, Lavenham, Sudbury, Suffolk, CO10 9RY

MARK · EWIN
BURY ST EDMUNDS

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Located in the popular village of Lavenham is this two-bedroom upper floor flat.

The accommodation comprises of an entrance hall, cloakroom, kitchen/sitting/dining room, two bedrooms and a shower room. The property also benefits from a balcony from the living space.

Additional Information:

Tenure: Leasehold

Lease Term: 125 years from 19th December 2005.

Years Remaining: 106.

Service Charge: Estimated £289.25 per annum for 2024/25.

Ground Rent: £10 per annum

Services: Mains Gas, Electric, Water and Drainage. Heating via gas central heating and electric underfloor heating.

(Please note that none of these services have been tested by the selling agent.)



Directions

From Bury St Edmunds and head south on A134 towards Sudbury and continue on the A134 for about 5 miles, then take the right turn onto the A1141 towards Lavenham. Follow the A1141 for about 6 miles, and you will arrive in Lavenham. Bear right onto the B1071 and take the first left onto Bear's Lane and left again onto Meadow Close where the property can be found.

Location

Lavenham is one of the country's best-preserved medieval villages, known for its picturesque timber-framed buildings and rich history. Once a prosperous wool town in the 15th and 16th centuries, Lavenham boasts a variety of listed buildings, including the stunning St. Peter and St. Paul's Church and the iconic Guildhall.

Accommodation:

Entrance Hall 14' 10" x 5' 10" (4.53m x 1.78m reducing to 0.88m)

Kitchen/Dining/Sitting Room 22' 4" x 10' 9" (6.81m x 3.27m)

Bedroom One 16' 0" x 8' 5" (4.88m x 2.56m)

Bedroom Two 13' 3" x 5' 7" (4.04m x 1.69m)

Cloakroom 5' 1" x 4' 4" (1.56m x 1.33m)

Shower Room 7' 7" x 5' 1" (2.31m x 1.55m)

Additional Information:

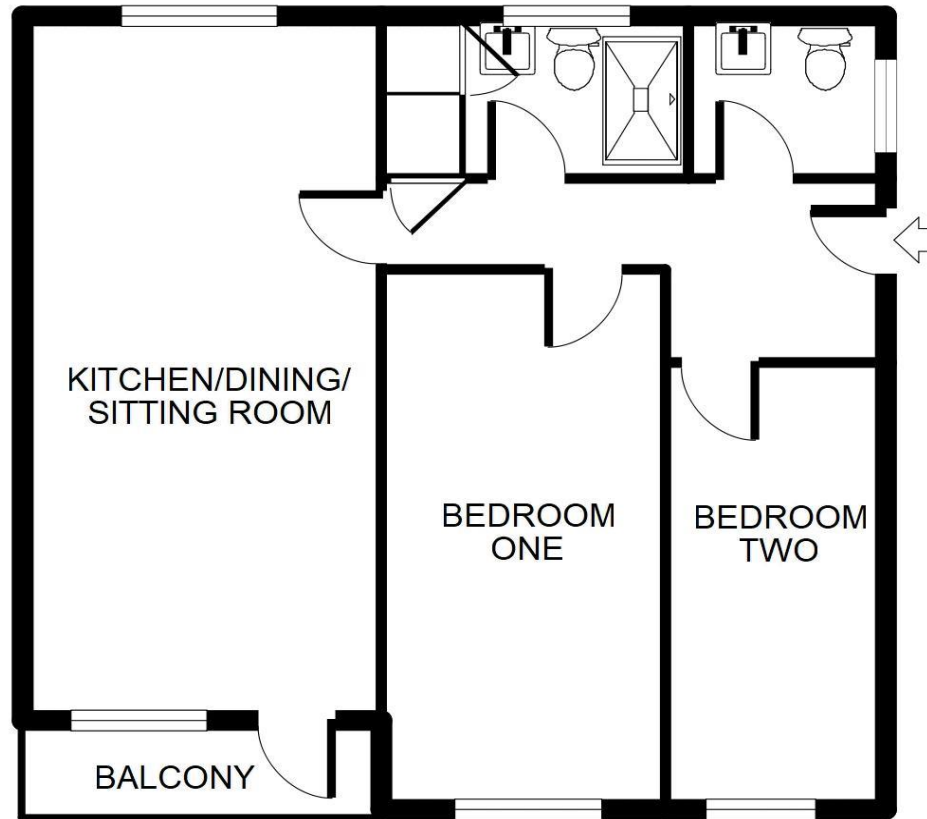
Council Tax Band: A

EPC Rating: C

Tenure: Leasehold

Guide Price £150,000
Leasehold





For identification only. (Not to scale)
(c) Visual Floor Planner

MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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