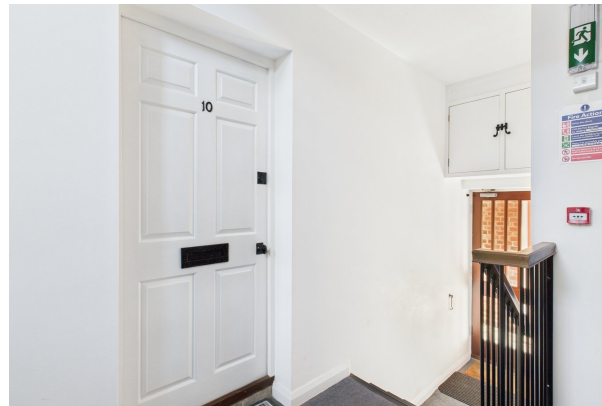




£220,000

Bakers Mill, Prentice Street, Lavenham



THE PROPERTY

Located within the historic and picturesque Bakers Mill development, this stunning Grade II listed ground-floor apartment perfectly blends period charm with modern convenience. Set in the heart of Lavenham, it offers a unique opportunity to enjoy characterful living in one of Suffolk's most desirable villages.

The spacious living room is filled with natural light from three generously sized windows, creating a bright and welcoming atmosphere. A separate dining room, featuring an elegant front-facing window, provides the perfect space for entertaining. The modern kitchen is well-designed with an integrated electric oven and microwave, inset gas hob, inset sink, integrated fridge, and space for a washing machine and dishwasher. With two windows enhancing the sense of light and space, it's both stylish and functional.

Both bedrooms feature fitted wardrobes, offering excellent storage, while the bathroom is well-appointed with a panelled bath and shower over, a close-coupled W/C, and a wash hand basin.

Externally, the property benefits from two tandem parking spaces—an exceptional advantage in the centre of Lavenham.

THE LOCATION

Lavenham is a picturesque Suffolk village, renowned for its medieval timber-framed buildings and rich history as a former wool trade hub. The village offers excellent amenities, including independent shops, pubs, restaurants, a primary school, a doctor's surgery, and scenic countryside walks.









Council & Council Tax Band – Babergh District Council - Band C

Tenure – Leasehold with Share of Freehold

Lease Length – 961 years remaining

Service Charge – 2025 service charge came to £2143 per annum

Ground Rent – We understand no ground rent is payable

Broadband – We understand superfast broadband is available to the property.

Mobile Coverage – Voice & Data likely outdoors with EE, O2, Vodafone & Three

Utilities – Mains Drainage, Water, Electric, Gas Central Heating

Property Construction – Brick construction - Building converted 1980's

Rights and Restrictions – Grade II listed, located in a conservation area.

Sudbury Office
01787 468400
sudbury@bychoice.co.uk
6, King Street, Sudbury, Suffolk, CO10 2EB

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Bychoice
ESTATE AGENTS