

oakheart



£225,000

Offers In The Region Of  
Old Station Close, Lavenham



Welcome to this charming two bedroom, two bathroom modern finished apartment located in the popular. Old Station Close, Lavenham on the outskirts of the Village. It is a delightful residence that boasts a modern finish throughout, offering a stylish and comfortable living space for its future owners.

Upon entering, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The property features two lovely bedrooms, providing ample space for a small family or

guests. The master bedroom comes with the added luxury of an ensuite shower room, ensuring privacy and convenience.

One of the highlights of this property is the contemporary open plan kitchen/living room. This space is designed for modern living, allowing you to cook, dine, and relax in one seamless area. The Juliet balcony adds a touch of elegance and brings in plenty of natural light, creating a bright and airy atmosphere.

Convenience is key with allocated parking, ensuring you never have to worry about finding a space after a long day. Additionally, the property is offered with no onward chain, making the buying process smooth and hassle-free.

In addition the property is situated within easy walking distance of the main amenities in Lavenham itself which is famed for its heritage and charm with plenty of locally owned eateries, pubs and shops. There are also bus links to Sudbury & Bury St Edmunds making it a popular location for families or semi-retirement. We highly recommend a viewing!





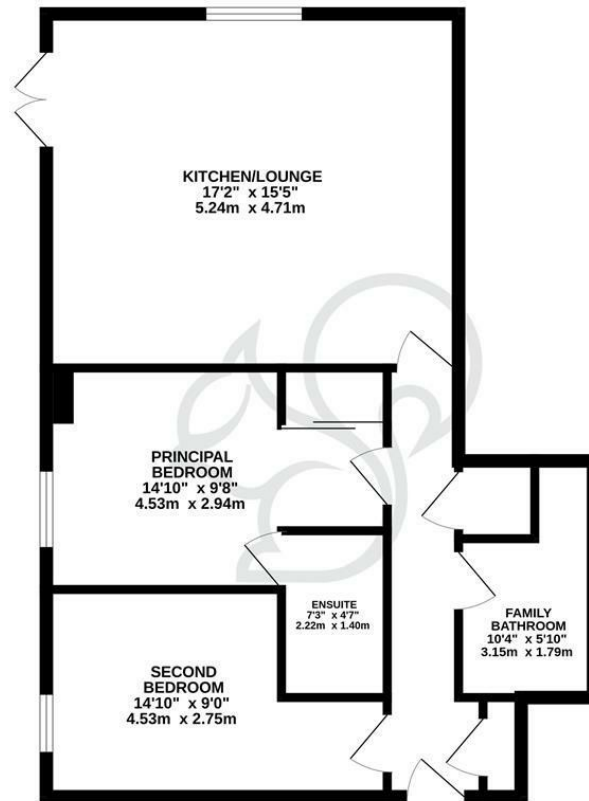








GROUND FLOOR  
684 sq.ft. (63.5 sq.m.) approx.




TOTAL FLOOR AREA : 684 sq.ft. (63.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Local Authority:**

**Tenure:**  
Leasehold

**Council Tax Band:**  
A

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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

Oakheart Sudbury  
01787 322 322  
sudbury@oakheart.co.uk  
18 Market Hill, Sudbury, Suffolk, CO10 2EA

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