

oakheart

£210,000

Guide Price  
Orchard Brook, Long Melford

A superb opportunity to acquire this beautiful presented one bedroom ground floor over 55's apartment. Situated on an executive development in the heart of historical Long Melford, this property briefly comprises a spacious open planned living area/kitchen, a double bedroom and contemporary shower room.

Built in 2017, Orchard Brook is a prestigious collection of just 46 homes located in the centre of the village. This property is within striking distance of Long Melford primary school, doctors

surgery, Co-op, numerous restaurants, pubs and takeaway outlets, as well as the widely recognised Tudor stately home, Kentwell Hall.

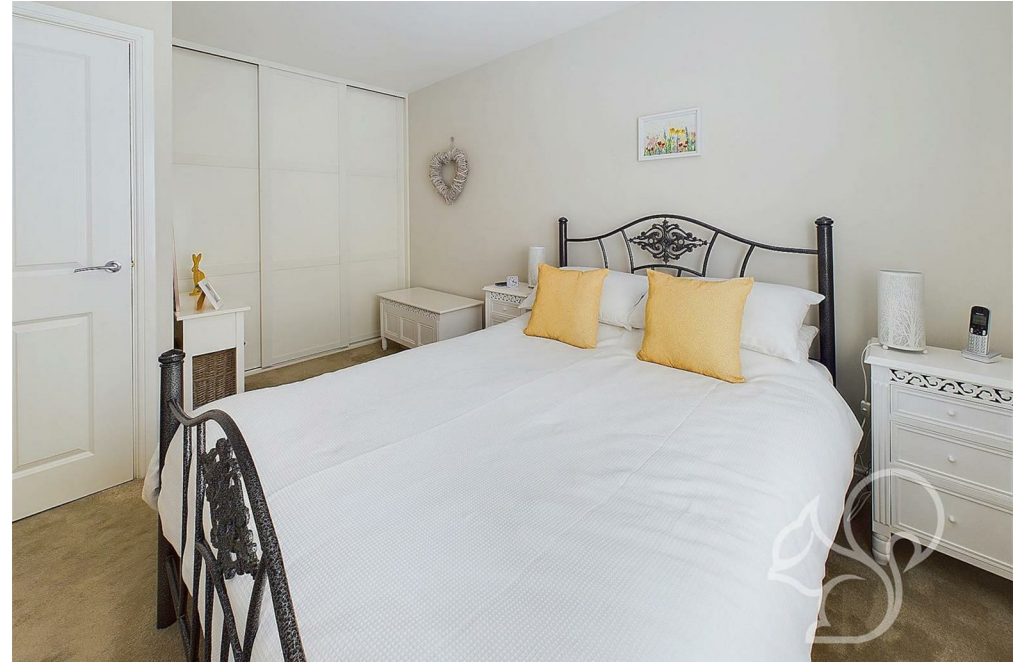
Entry is gained to the bright and spacious living area, this room is full of natural light through dual aspect windows. The kitchen enjoys a contemporary finish fit with a range of sleek floor and wall mounted units topped with wood effect work surfaces, integral oven, four ring gas hob and stainless steel extractor fan

with stainless steel splashbacks, integrated fridge/freezer and a fitted sink and drainer unit with chrome mixer tap with views over the communal garden space. The bedroom enjoys generous proportions featuring inbuilt wardrobe space. The shower room has a partially marble effect tiled finish with a souble width shower cubicle, low level WC, heated towel rail and vanity unit.

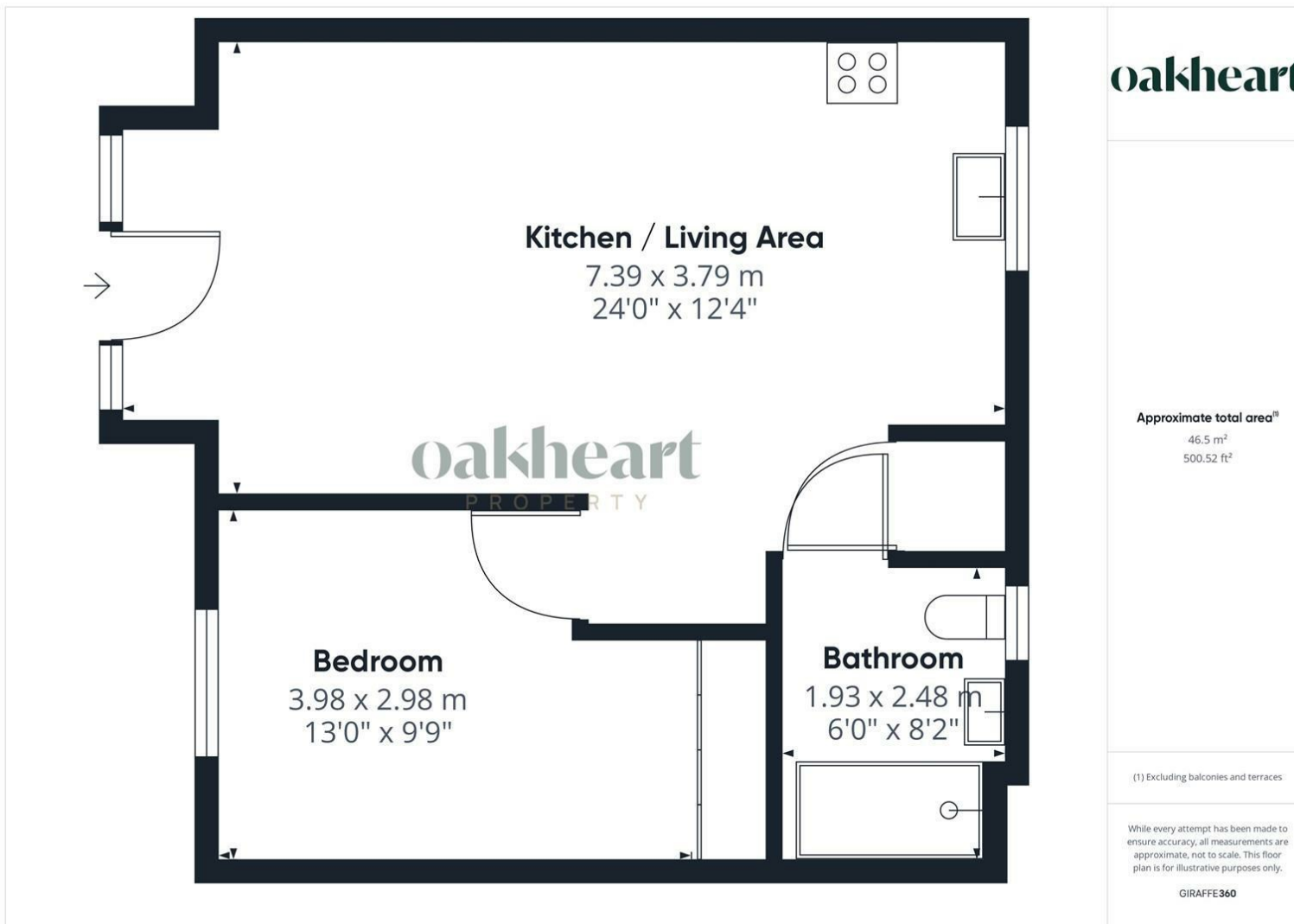
Call Oakheart today to arrange your viewing!












**Local Authority:**

**Tenure:**  
Leasehold

**Council Tax Band:**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</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.

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