

oakheart



£220,000

Price Guide

Blunden Close, Long Melford



Offered to market with NO ONWARD CHAIN and positioned in the widely sought after village of Long Melford is this immaculately presented two bedroom ground floor apartment. Available in turn key condition and positioned walking distance from Long Melford Country Park, various restaurants and public houses, this apartment enjoys contemporary open planned living space, gas heating and off street parking.

A secure intercom system grants entry to a communal entrance

hall. Entry to the apartment is gained to an internal entrance hall laid with durable wood effect flooring that runs through to the open planned living space and kitchen/diner. This room enjoys good amounts of natural light flow from dual aspect windows. The kitchen offers a contemporary finish fit with a range of sleek gloss floor and wall mounted units topped with white work surfaces, marble effect tiled splash backs, integrated oven with four ring gas hob, stainless steel extractor fan, integral fridge freezer, inset stainless steel sink and drainer unit with chrome

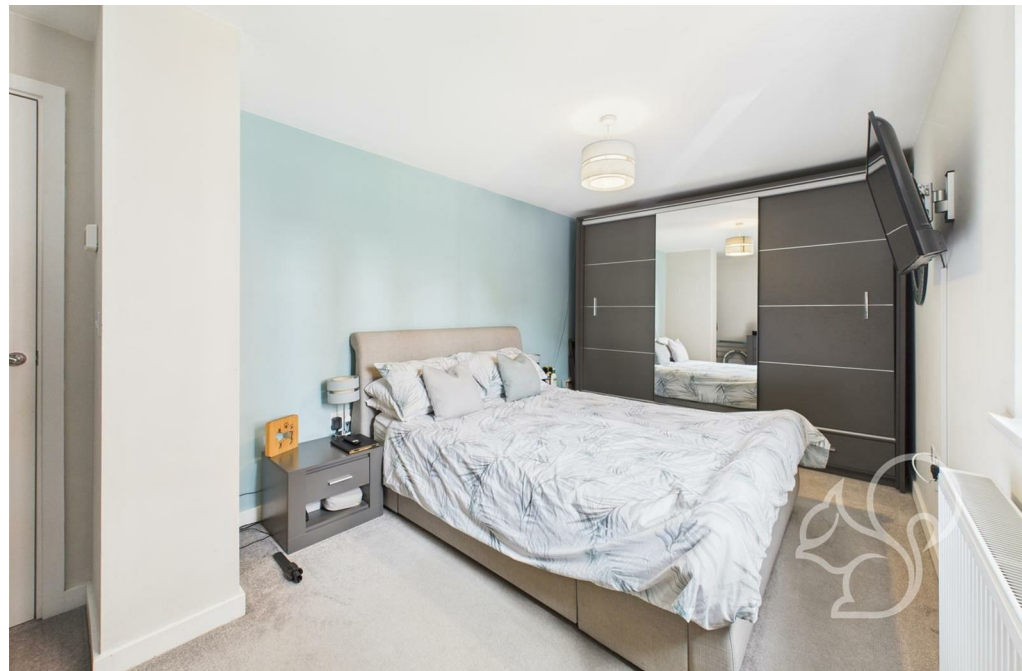
mixer tap. The principal bedroom is well sized allowing space to comfortably accommodate a double bed. The second bedroom is currently used as a snug and offers space to fit a small double bed. The well appointed family bathroom offers a partially tiled finish comprising of a panel bath with shower over the tub, low level WC and wash hand basin.

Call Oakheart today to arrange your viewing!



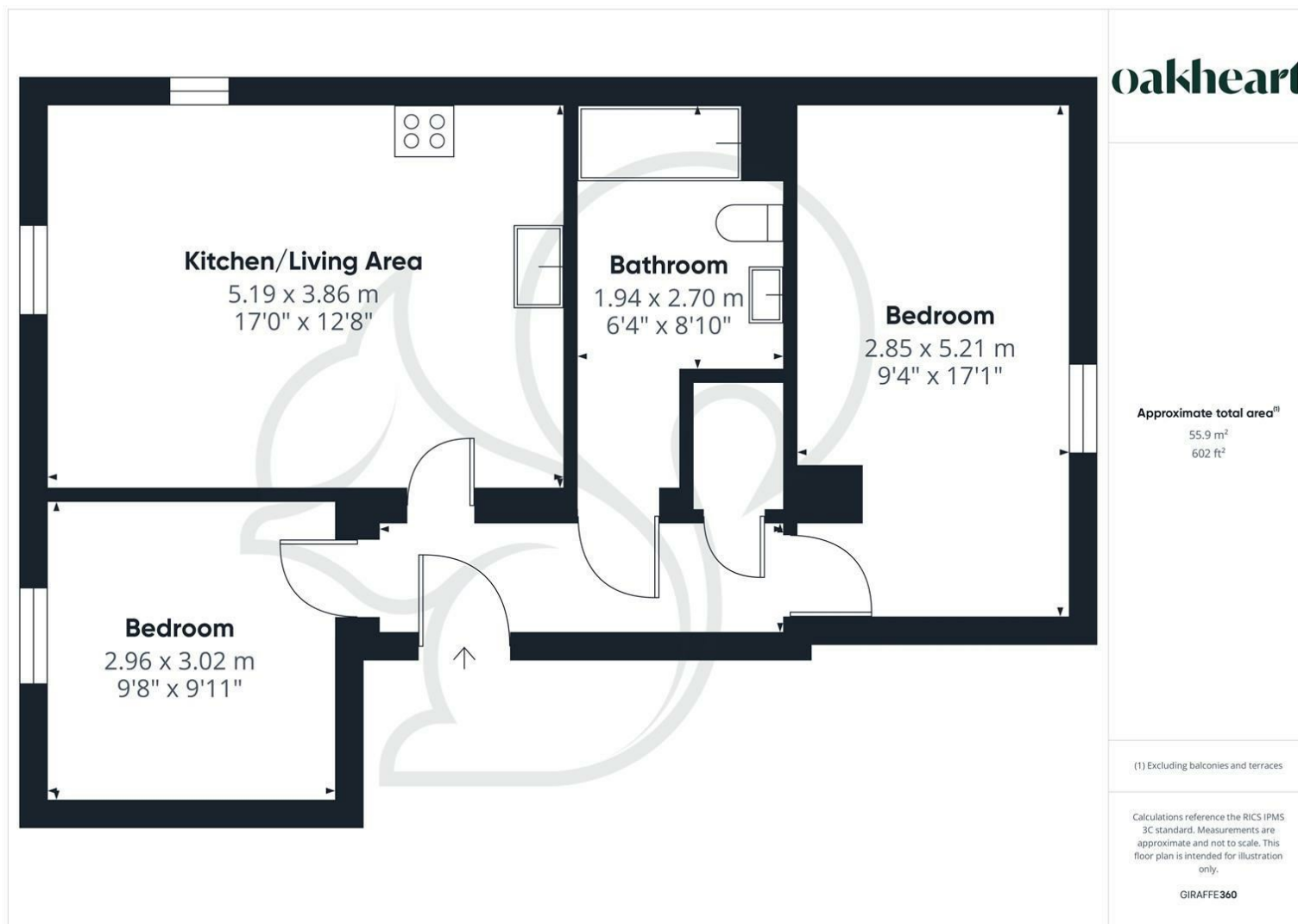













**Local Authority:**

**Tenure:**  
Leasehold

**Council Tax Band:**  
C

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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>		
<i>Not energy efficient - higher running costs</i>		
<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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