

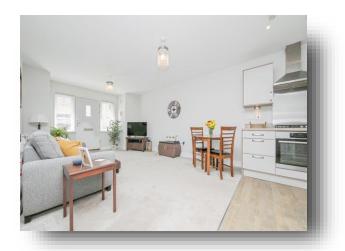
Orchard Brook, Long Melford, Sudbury CO10 9LF

welcome to

Orchard Brook, Long Melford, Sudbury

Set within the heart of the popular village of Long Melford and on a highly regarded modern development is this well presented ground floor maisonette with open plan living and parking.













Open Plan Lounge / Kitchen

24' 10" x 15' 11" max (7.57m x 4.85m max)
Double glazed entrance door. Two double glazed windows to front aspect and double glazed window to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface, Stainless steel sink and drainer unit with one and a half bowl. Integral fridge/freezer, integral oven with hob and hood over. Large utility cupboard with plumbing for washing machine. Doors leading to bathroom and bedrooms. Two radiators.

Bedroom

13' 2" x 9' 9" (4.01m x 2.97m)
Double glazed window to front aspect. Fitted wardrobes, radiator.

Shower Room

Double glazed window to rear aspect. Suite comprising low level WC, vanity wash hand basin and large shower cubicle. Shaver point, extractor fan.

Exterior

Allocated parking space and communal gardens.





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Orchard Brook, Long Melford, Sudbury

- Over 55s
- Ground floor
- Large bedroom
- Open plan kitchen/living
- Allocated parking

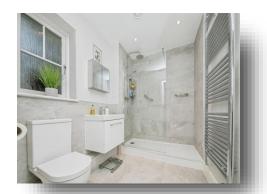
Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 879.73

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£210,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD110723



Property Ref: SUD110723 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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