



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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- 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.

offers in excess of

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110723 - 0006

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