



List House, Hall Street, Long Melford, Sudbury CO10 9JL

welcome to

List House Hall Street, Long Melford, Sudbury

NO ONWARD CHAIN * SHARE OF FREEHOLD * LONG LEASE Set within the heart of the highly regarded village of Long Melford is this impressive two double bedroom first floor apartment with beautiful features and benefits from a garage.



Entrance Hall

Double glazed entrance door to front aspect.
Dimplex storage heater. Stairs rising to first floor.

Galleried Landing

Sash window to front aspect and window to side aspect. Airing cupboard, access to loft, study area.
Electric storage radiators. Meter cupboards for gas and electricity.

Lounge

15' 3" x 14' 6" (4.65m x 4.42m)

Two sash windows to front aspect. Fireplace with fitted gas fire. Dimplex storage heater.

Kitchen

9' 6" x 8' 6" (2.90m x 2.59m)

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 mixer tap and one and a half bowl. Integral oven with hob and extractor over. Space for appliances.

Bedroom One

11' 3" x 11' 3" (3.43m x 3.43m)

Sash window to front aspect. Storage heater. free standing wardrobe.

Bedroom Two

11' 9" x 9' 3" (3.58m x 2.82m)

Window to side aspect. Storage heater.

Bathroom

Velux window. Suite comprising low level WC, wash hand basin and cast iron bath with shower over.
Heater.

Agent Note

The vendor has advised the ground rent is £5 per year but this has never been implemented.

This property has a share of the freehold and a garage in block.



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welcome to

List House, Hall Street, Long Melford Sudbury

- 999 Year Lease and Share of Self Managed Freehold
- Set within a beautiful grade II listed property
- First floor apartment with own entrance door
- Highly regarded village location
- Prominent Long Melford location

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1200.00

Ground Rent: 5.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£250 000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SUD110968 - 0003

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