

Blunden Close, Long Melford, Sudbury CO10 9LL

william h brown

### welcome to

## Blunden Close, Long Melford, Sudbury

Set on a popular modern development within the highly regarded village of Long Melford is this well presented first floor apartment. The property is the only apartment on its floor and benefits from open plan living, driveway parking and a garage.













#### **Entrance Hall**

Entrance door. Entry phone system. Radiator. Large walk in utility cupboard. Storage cupboard.

#### Lounge

14' 2" x 9' 6" ( 4.32m x 2.90m ) Double glazed window to front aspect. Opening onto:-

#### Kitchen / Diner

13' 7" x 8' 4" (4.14m x 2.54m) Double glazed window to front 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 oven and hob with hood over. Integral fridge/freezer, dishwasher and washing machine. Central heating boiler. Radiator.

#### Bedroom

12' 7" x 9' 6" ( 3.84m x 2.90m ) Double glazed window to rear aspect. Radiator.

#### Bathroom

Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Extractor fan.

#### Garage

23' 7"  $\times$  9' 11" ( 7.19m x 3.02m ) Up and over door. Power and light connected. Driveway in front.





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## Blunden Close, Long Melford, Sudbury

- One bedroom apartment
- Driveway parking
- Garage
- Popular modern development
- Highly regarded village location

Tenure: Leasehold EPC Rating: B Council Tax Band: B Service Charge: 1995.00 Ground Rent: 160.00

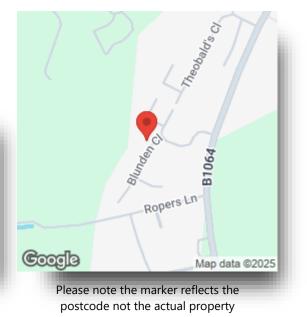
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £180,000









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Property Ref: SUD110817 - 0002 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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