



Grier & Partners
— LAND AND ESTATE AGENTS —

9 MILL LANE, DEDHAM, COLCHESTER, SUFFOLK, CO7 6DJ
ASKING PRICE OF £259,500





INTRODUCTION

stunningly presented two bedroom apartment filled with natural light from Eastern and Southern Elevations. Open plan living space with contemporary kitchen and a high specification of finish throughout including a high quality shower room. With acres of maintained grounds and river frontage to enjoy we highly recommend a viewing. No-Onward Chain.



INFORMATION

completed to a fantastic standard internally with light granite flooring throughout, underfloor heating with individual room controls, hot water via mains pressure system, contemporary light fittings and switches.

THE MILL

the property benefits from a prominent position within the stunning surroundings of Dedham Mill, enjoying dual aspects to the East and South. The Mill offers a multitude of benefits from nearly three acres of maintained parkland and river frontage with access for residents only, two allocated parking spaces including one visitor parking space. Storage for river craft and canoes, bin storage, clothes drying area and grounds that are maintained to a wonderful standard throughout that is befitting of the property.

DIRECTIONS

leaving the A12 towards Dedham, continue along Dedham Road for circa 1 mile proceeding over the River Stour and past The Boatyard on your left. Dedham Mill can be found on the right hand side with private gated parking for residents only and one allocated parking space for no. 9 Dedham Mill.



DEDHAM

The splendid village of Dedham with its Georgian High Street and outstanding parish church provides an excellent range of shopping facilities and village primary school. Access to Colchester main line station is some 15 minutes by car or Manningtree which is no more than 10 minutes. Independent schools in Colchester or Ipswich. Being situated in the heart of the Dedham Vale there are many delightful walks from the village into the surrounding countryside, which is an Area of Outstanding Natural Beauty. A12 links to the M25 and A14 and the regional airport of Stansted in approximately 45 minutes by car.

SERVICES

mains water, electric, drainage, broadband and sky tv are available to the property. Local Babergh district council contact 0300 123 4000 - Council tax rating B - Energy Performance Rating C.

OWNERSHIP

leasehold with 161 years remaining alongside a freehold share upon acquisition. Service charge 2024/25 stands at circa £3600 p/an including maintenance, insurance and





management of the communal grounds. Active residents association/committee.

ACCOMMODATION

beautifully appointed over a single floor, light granite tiling extends throughout the property as do recessed ceiling lights.

ENTRANCE

from the secure glazed communal door up the stairwell and through the landing with glazed gable window overlooking the village of Dedham. Secure door into the:

HALL

15'09 x 5'06 (reducing to 2'11) hanging space to side, airing cupboard with pressurised hot water tank and pre charge vessel. Doors to all rooms:

BEDROOM ONE

15'00 x 8'05 sliding sash window (East) overlooking Mill grounds, spacious principal bedroom with ample room for double bed and wardrobes to the side.

BEDROOM TWO

11'02 x 6'10 sliding sash window to the side (South), currently configured with two single beds but easily configurable as an office or nursery bedroom.

SHOWER ROOM

7'00 x 5'01 tiled oversize mirror glazed shower cubicle with tiled walls and three setting power shower system, w/c with concealed cistern, extractor fan, chrome sink over a cantilevered shelf with wall recessed taps and illuminated vanity mirror over, heated towel rail.

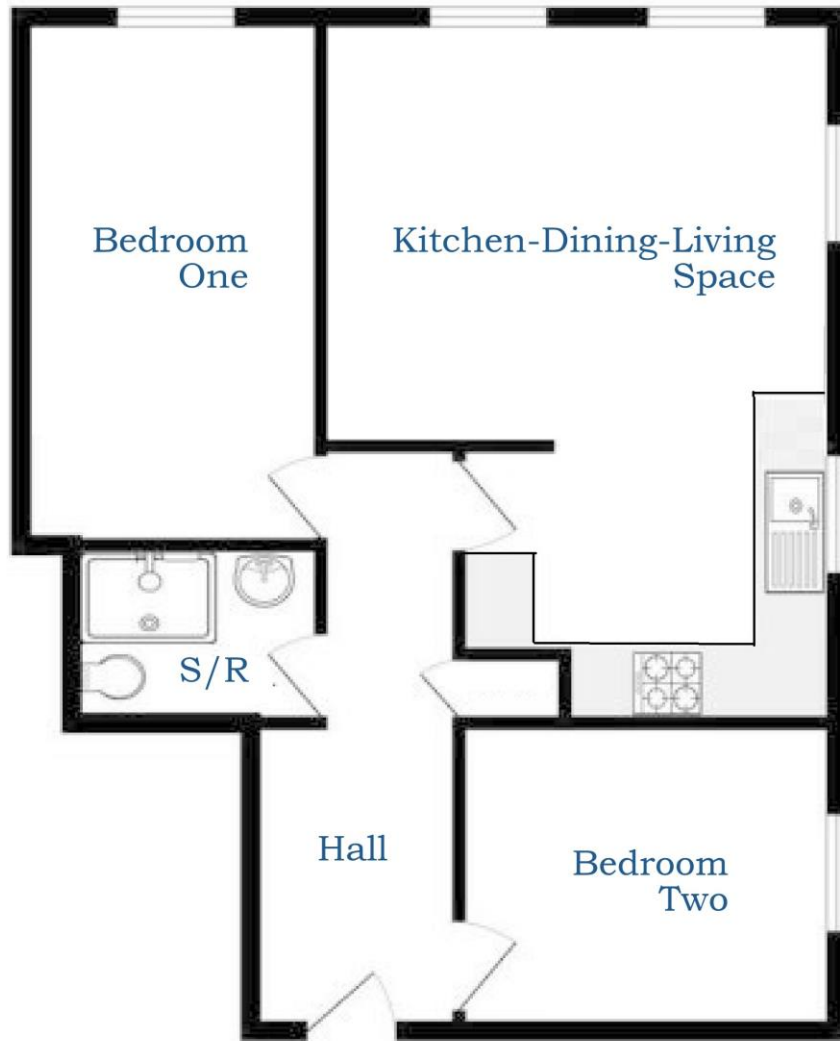
OPENPLAN KITCHEN/ DINING/ LIVING SPACE

20'01 x 14'07 (max) dual aspect with two sliding sash windows to both the Eastern and Southern elevations flooding the space with light. The space is currently configured with both living and dining space taking in views over the historic elements of the village.

KITCHEN AREA

where a range of contemporary high gloss finish wall and base units provide extensive storage space and provision for the built in dishwasher, washing machine, fridge, freezer and eye level oven. Light grey granite effect work surface to two sides with inset stainless steel sink and drainer plus black glass cover, inset electric hob with extractor fan over.





Grier & Partners - 2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		