



**Flat 10 Ballingdon Grove,
Middleton Road, Sudbury, Suffolk**

**DAVID
BURR**



Flat 10 Ballingdon Grove, Middleton Road, Sudbury, Suffolk, CO10 7LJ

Sudbury is a thriving market town surrounded in part by open farmland and countryside including the famous Water Meadows. The town has a wealth of amenities and facilities including a railway link to London Liverpool Street. There is an excellent range of shops to cater for most everyday needs as well as a choice of pubs, restaurants, recreational and educational facilities. The nearby market towns of Colchester (15 miles) and Bury St Edmunds (18 miles) offer extensive amenities, the former providing a mainline station to London Liverpool Street, serving the commuter.

A recently refurbished ground floor two bedroom apartment which is the only one of its type, within this highly regarded mansion block. The property has the benefit of its own private front door with a spacious entrance hall leading through to a sitting/dining room and a recently upgraded kitchen. Two bedrooms are served via a shower room and there is the further benefit of access to around 1.2 acres of communal gardens with river frontage and private off-street parking.

A recently refurbished two bedroom ground floor apartment in a highly regarded-mansion block.

Front door leading to:

ENTRANCE HALL: With ample space for coats and shoes and laminate wood flooring with a wooden glass panel door leading into:

SITTING/DINING ROOM: Also with laminate wood flooring and plenty of room for a dining table and chairs and further seating. Recessed shelving and storage cupboards and a striking brick arch leading through to the:

KITCHEN: Newly installed to a high standard with a matching range of base and wall level units with work surfaces incorporating a one and a half sink with mixer tap above and drainer to side and a four ring Lamona hob with extraction above. Space for a free standing refrigerator, integrated Lamona oven and integrated Lamona dishwasher. Useful storage/airing cupboard off.

BEDROOM ONE: A double bedroom with a sash window to the side.

BEDROOM TWO: An ideal single bedroom or place to work from home as a study.

SHOWER ROOM: Well finished with a double width shower with rainfall style shower head and additional attachment below, WC with heated seat, wash hand basin and a chrome full height heated towel rail. Partly tiled walls and attractive exposed brick.

Outside

The property has the benefit of a private **OFF-ROAD PARKING** space as well as access to a range of visitors' bays on a first-come, first-served basis. The property benefits from extensive grounds measuring approximately 1.2 acres which include numerous mature specimen trees, sweeping areas of lawn and private river frontage with access onto the River Stour. There is the additional benefit of a communal laundry room with two Miele washing machines and two Miele tumbler dryers.

Agent's Notes

The property is Grade II listed.

SERVICE CHARGE: £1,229.25 for period between 25th December 2025 to 24th June 2026.

GROUND RENT: £120 per annum.

LEASE TERM REMAINING: 86 years.

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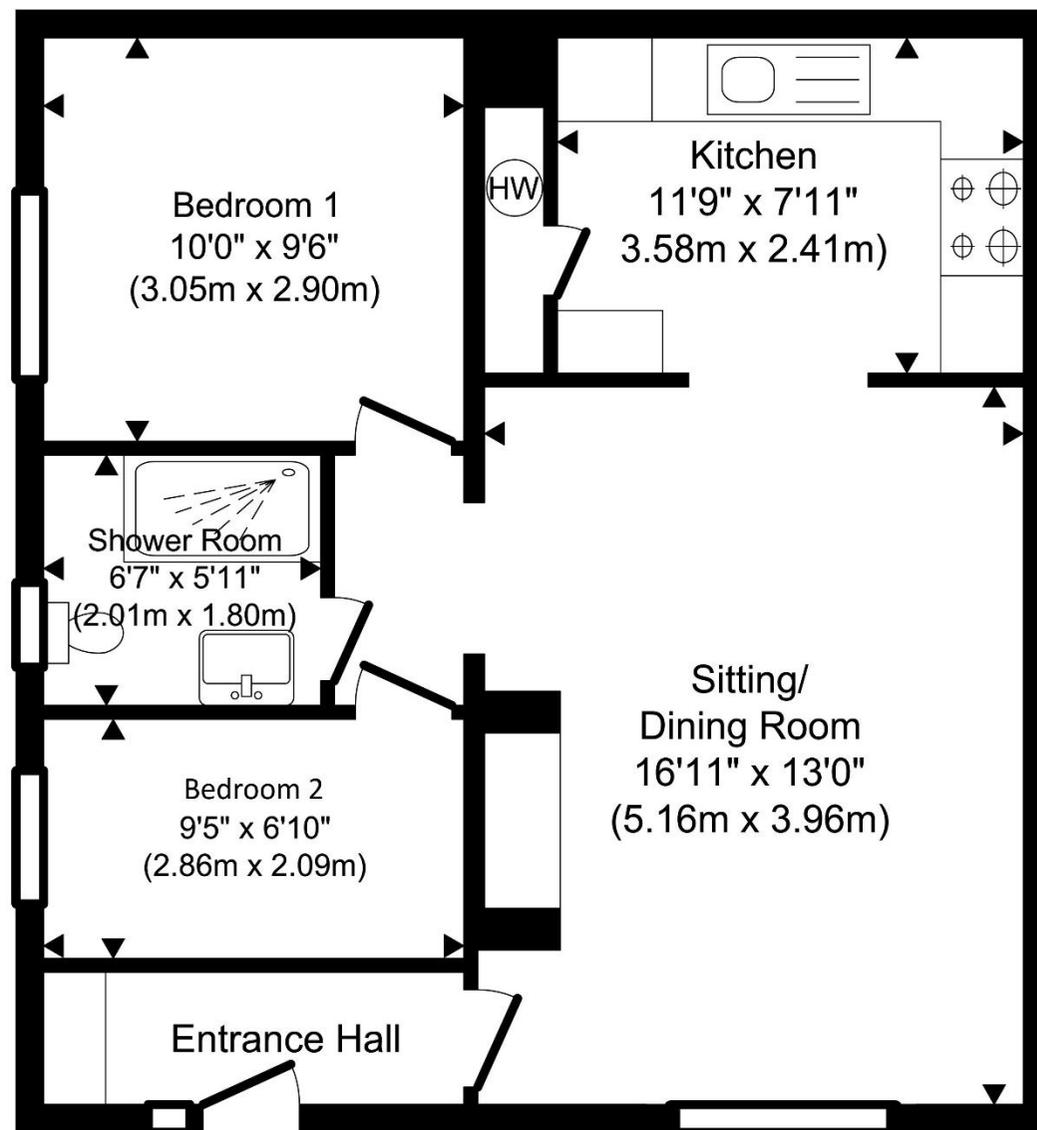
SERVICES: Mains water and mains drainage. Mains electricity connected. Electric heating by radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: E. A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000). **COUNCIL TAX BAND:** A.

WHAT3WORDS: ///supported.tummy.estimated

VIEWING: Strictly by prior appointment only through DAVID BURR.



TOTAL APPROX. FLOOR AREA 586.95 SQ.FT. (54.53 SQ.M.)

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