

oakheart



£165,000

Offers In Excess Of  
The Drays, Long Melford

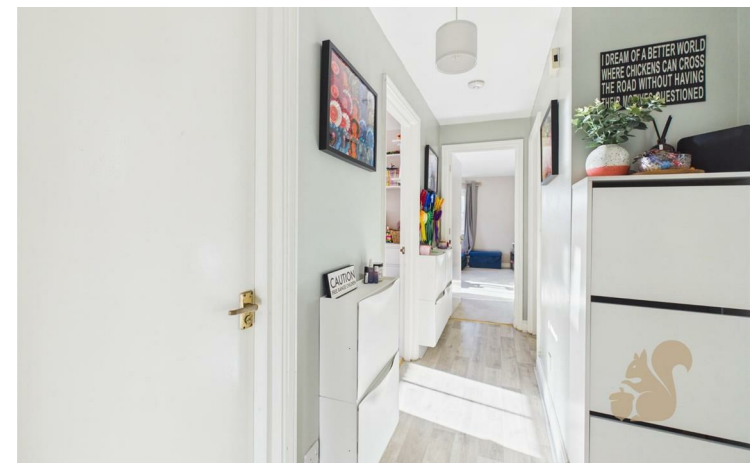
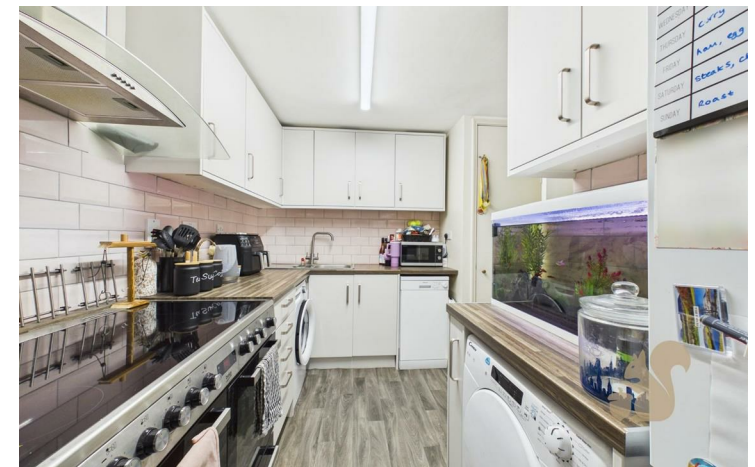
A generously proportioned two-bedroom second-floor apartment set within the historic Maltings conversion in Long Melford, enjoying a charming and convenient position within easy walking distance of the village's amenities and transport links. Benefitting from an impressive layout and ample off-street parking.

Accessed via a secure intercom system, Barley House offers both stair and lift access to all floors. The apartment opens into

a welcoming entrance hall providing access to all principal rooms. The bright and spacious sitting room is positioned to the front of the property and benefits from an abundance of natural light through dual-aspect windows. The kitchen is fitted with a range of contemporary white base and wall-mounted units complemented by timber-effect work surfaces, blush pink tiled splashbacks, space for appliances, an inset sink with mixer tap and a stainless-steel extractor hood. The principal bedroom is located to the rear of the apartment and comfortably

accommodates a double bed, while the second bedroom is ideal as a single room or home office. Both bedrooms are served by the family bathroom, which features a partially tiled finish, bath with shower over, low-level WC and vanity unit.

To arrange your viewing, contact Oakheart today.

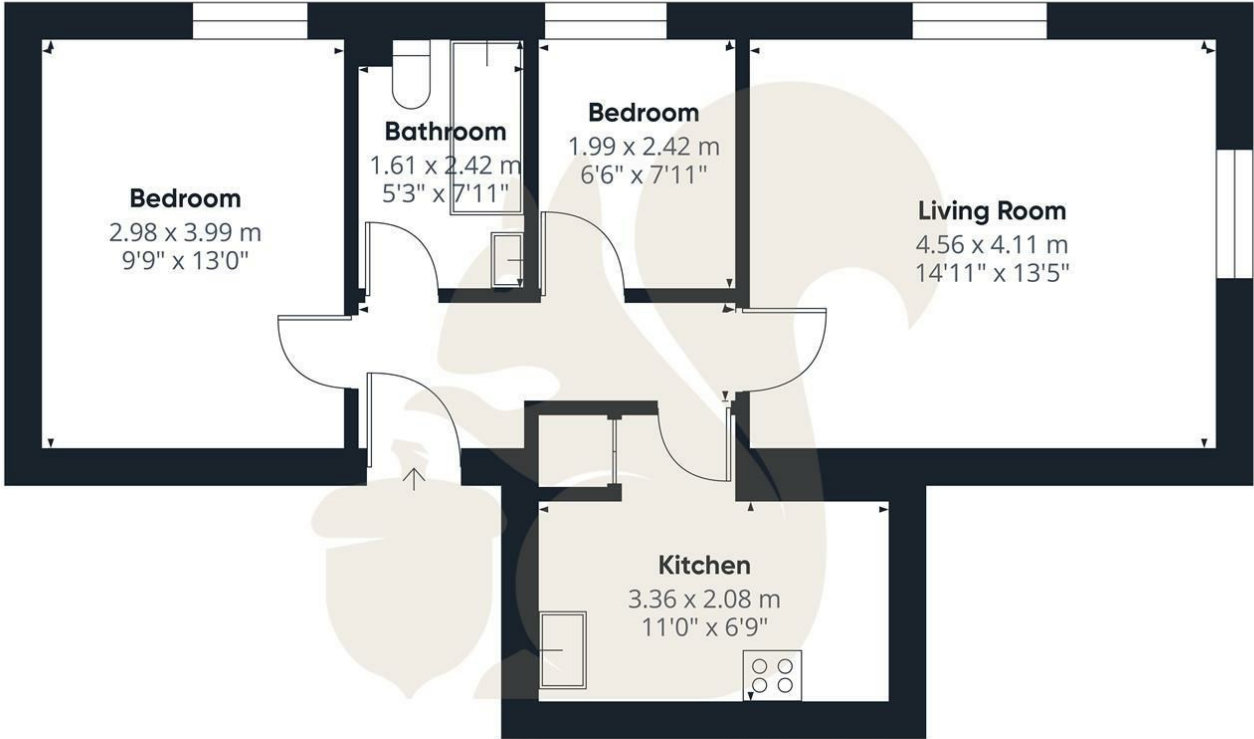








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Approximate total area<sup>(1)</sup>  
52.5 m<sup>2</sup>  
564 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Local Authority:

Tenure:  
Leasehold

Council Tax Band:  
C

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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