



**33 Old Station Close,
Lavenham, Suffolk**

**DAVID
BURR**

33 Old Station Close, Lavenham, Sudbury, Suffolk, CO10 9FA

Lavenham is regarded as one of the finest medieval settlements in Britain, with its wealth of period houses, famous church and of course the National Trust's Guildhall in the Market Place. Notwithstanding its fame, Lavenham is a thriving community with a good selection of shops and services. The market town of Sudbury is about 7 miles south and it provides a commuter rail link to London Liverpool Street. The cathedral town of Bury St Edmunds is about 12 miles north.

A high quality two bedroom property in a secluded position, close to the wonderful amenities Lavenham has to offer. The open plan living space makes for a particularly sociable living with en-suite to master bedroom, parking and carport. This property is being offered with **no onward chain**.

ENTRANCE HALL: A cloak cupboard provides useful storage that is also home to the boiler with initial coconut matting and carpet, this is a central hallway with all rooms leading off.

KITCHEN/DINING/LIVING ROOM: This is a large 'L' shaped room with initial sitting, dining room with a Juliet balcony offering pretty views. This room sits within the eaves of the building with generous ceiling heights whilst adding some character to the room. The kitchen is fitted with a wide range of contemporary units with a stone effect worktop and window looking out towards the historical railway line. Integrated appliances include a one and a half oven and combi oven at eye-level, integrated fridge/freezer, dishwasher, washing machine, a one and a half stainless steel sink with drainer unit to side and mixer tap above and ceramic hob with extractor above.

BEDROOM 1: A generous master bedroom with double mirrored built in wardrobe, ample space for other bedroom furniture with views overlooking the green space to the front and door leading to:

EN-SUITE: A three piece suite consisting of a close coupled WC, wash hand basin with mixer tap above, low threshold walk-in shower with overhead shower, stone effect surround and heated towel rail.

BEDROOM 2: A generous second double bedroom with views across the green space to the front.

BATHROOM: A four piece suite consisting of a large panel bath with mixer tap, WC, wash hand basin with mixer tap above, low threshold shower with overhead shower, attractive tile surround and heated towel rail.

Outside

Situated at the back of the development, the property occupies a particularly secluded position with a block paved driveway providing **off-road parking** and access to a private **carport** that is particularly long offering space for a car as well as further storage. Sitting in front of the property is a wide expanse of lawn maintained by the management company with a number of mature trees and hedgerows, as well as a barked playground area with easy access to countryside walks and all the wonderful amenities Lavenham has to offer.

Agents notes

There is 115 years remaining on the lease.

The ground rent is £250 per annum.

Current service charge is £1,232.64 per annum.

The service charge includes annual estate charge, a quarter share of the services relating to the common areas of the building in which the apartment is housed.

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

EPC RATING: Band B – 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: B.

TENURE: Leasehold.

WHAT3WORDS: ///types.tonality.rips

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

TENURE: A holding deposit of one week's rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.



TOTAL APPROX. FLOOR AREA 784.90 SQ.FT. (72.92 SQ.M.)

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