





The Barley House, The Drays, Long Melford, Sudbury, CO10 9TL

william h brown

welcome to

The Barley House, The Drays, Long Melford, Sudbury

NO ONWARD CHAIN Set within this highly regarded development on the edge of the well serviced village of Long Melford is this two bedroom upper floor apartment which benefits from a lift in the block and residents parking.

Entrance Hall
Entrance door. Storage heater. Entry phone. Doors leading to kitchen and lounge.

Kitchen
Sash 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. Space for appliances.

Lounge
Two sets of French windows leading to Juliette balcony. Fitted storage. Storage heater. Door leading to:-

Inner Hall
Storage heater. Fire exit door leading to adjoining block. Door leading to bedrooms and bathroom.

Bedroom One
Sash window to front aspect. Electric heater. Fitted bedroom furniture.

Bedroom Two
Sash window to front aspect. Electric heater. Fitted wardrobe.

Wet Room
Suite comprising low level WC, wash hand basin and shower cubicle. Extractor fan. Airing cupboard.

Parking
Ample residents parking and communal gardens.

Agent's Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





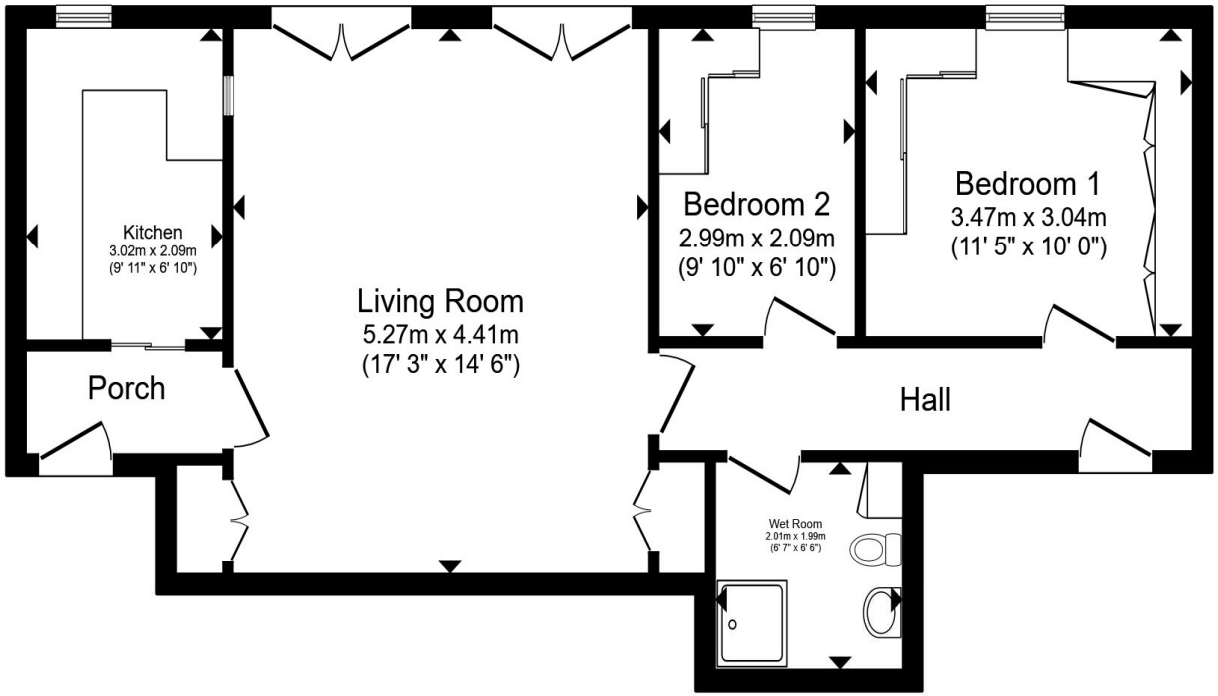
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The Barley House, The Drays, Long Melford, Sudbury

- No onward chain
- Two bedrooms
- Lift within block
- Stunning Victorian conversion
- Bright and spacious lounge/diner

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 1800.00
Ground Rent: 100.00
This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£150,000



Total floor area 61.5 m² (662 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
SUD111736 - 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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