



- Exceptionally Spacious One Bedroom Apartment
- Prestigious Malt House Conversion
- Fabulous 20' x 14' living Space with Balcony
- Modern Tiled Bathroom
- Sizeable Fitted Kitchen
- Walking Distance To Long Melford's Superb High Street
- 17 Ft Bedroom
- Ideal Investment Or First Time Purchase

9 The Malt House, Long Melford, Sudbury, Suffolk. CO10 9TP.

Guide Price: £140,000 - £150,000. An exceptionally spacious one bedroom first floor apartment forming part of the prestigious Malt House development, beautifully restored and converted in 1990, featuring a spectacular vaulted entrance atrium. This well presented property enjoys an array of surprisingly large accommodation throughout including an impressive reception hall, a large 17' bedroom, a modern refitted bathroom and a fabulous living space 20' x 14' living space, which is open plan to a sizeable kitchen and features doors opening to a private balcony.



Property Details.

First Floor

Entrance Hall

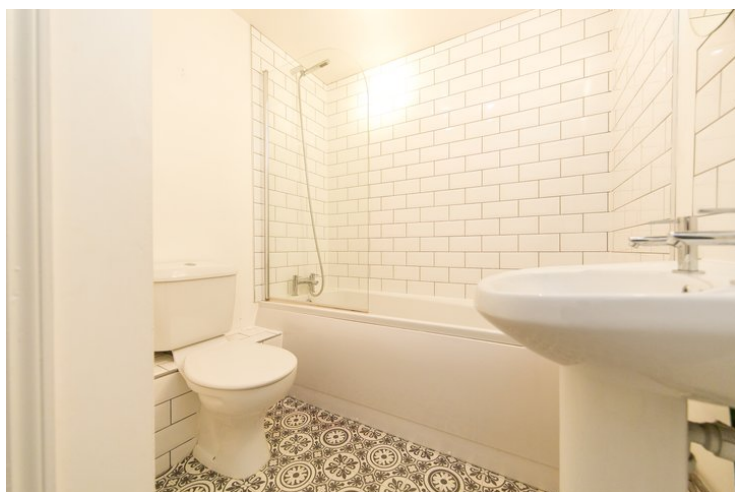
A spacious, inviting area with fitted storage cupboard and doors to:

Bedroom



17' 0" x 8' 8" (5.18m x 2.64m) Electric heater, UPVC window to front aspect.

Bathroom



Tiled flooring, white suite comprising of low level WC, pedestal hand wash basin and panel bath with fully tiled surround and shower over, storage/airing cupboard, extractor fan.

Living/Dining Space



20' 6" x 14' 5" (6.25m x 4.39m) A large space with UPVC French doors leading out to the balcony and further UPVC window overlooking the front. This versatile space has an opening to:

Kitchen



9' 9" x 8' 3" (2.97m x 2.51m) Fitted with a range of matching wall and base units under roll worktops incorporating a stainless steel sink, single drainer and mixer tap over. Integrated appliances include an electric oven with hob over and extractor hood. Space and plumbing for washing machine.

Property Details.

Outside



As previously mentioned there are attractive communal grounds and a shingled car park providing ample communal parking. There is also the benefit of a useful storage cage on the first floor.

Lease



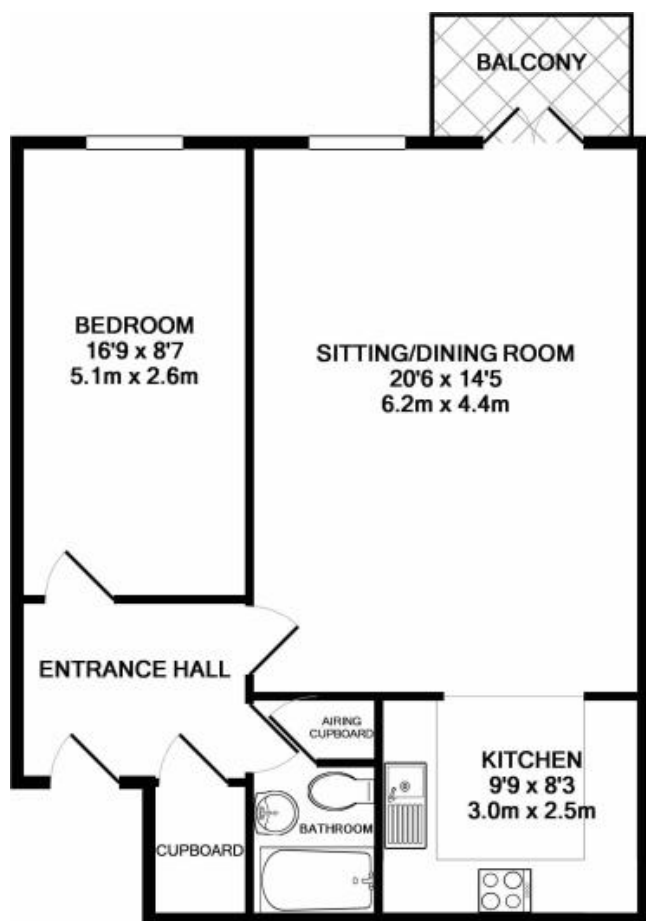
The property is offered on a leasehold basis and we understand that a 999 year lease granted in 1990. We also understand that service charges are payable at circa £1 300 per annum, with ground rent payable at £100 per annum. We would however advise any interested parties to verify this information via their solicitor.

Agents Note

Section 21 of the Estate Agents Act applies in this instance as the seller is a Director of Michaels Property Consultants Ltd.

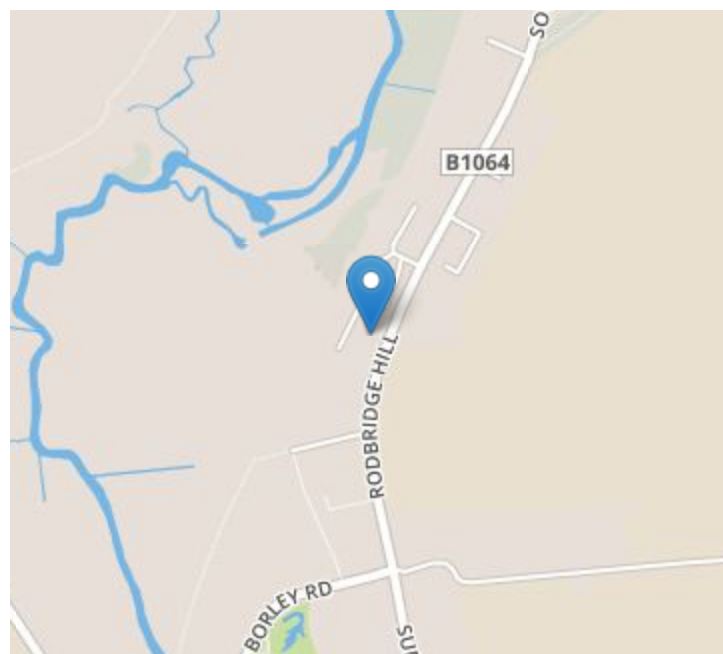
Property Details.

Floorplans

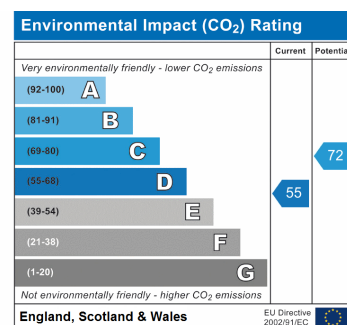
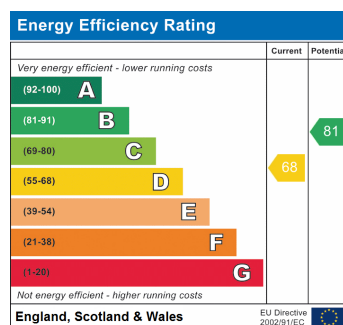


THE MALT HOUSE, LONG MELFORD
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Location



Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.