



20 Blunden Close, Long Melford, Sudbury, CO10 9LL

STYLISH OPEN PLAN LIVING – Constructed in 2019 this spacious and well-appointed first-floor apartment includes a large single garage with parking to the front.

In our opinion, the property would be perfect for First time buyers, Investment buyers or indeed anyone looking for an easily maintained home in a great location.

- Attractive apartment providing spacious accommodation
- Open plan kitchen/dining/sitting room
- 2 Double bedrooms, bathroom
- Gas fired central heating, uPVC sealed unit glazing
- Large single garage with parking to the front

Guide Price £200,000





General Information

The property occupies a pleasant position on the Elms Croft development which is within easy reach of the village centre. Long Melford offers an excellent range of shops, restaurants, hotels and pubs.

The market town of Sudbury is around 2 miles away and provides a rail link to London's Liverpool Street via Marks Tey (about 80 minutes), The historic market town of Bury St Edmunds lies 11 miles to the north and provides an excellent range of educational, recreational and shopping facilities.

Whether you are looking for a home you can 'lock and leave', your first home or something for investment, this modern apartment is bound to appeal. The property was built in 2019 by Kier Living and provides well-proportioned accommodation with lots of natural light and high levels of energy efficiency.

A secure communal hallway with entry phone system gives access to the first floor.

The entrance hall has built-in storage and leads to the large open-plan reception room and kitchen area. This dual aspect space includes a generous sitting room and dining area. The kitchen includes an integrated oven, hob, cooker hood and fridge freezer. There are ample cupboards and worktop surfaces and a further cupboard housing the gas combination boiler which serves the central heating.

Both bedrooms are comfortable double rooms and the bathroom is both of a good size and well appointed.

Outside

The development has attractively landscaped communal gardens. A block paved driveway provides parking and access to the large single garage with light and power connected.

Lease details

The apartment benefits from a 125 year lease running from 2019. The annual service charge for 2022 was £1592 which covers the costs of building and contents insurance and the maintenance of all communal areas including gardens.

COUNCIL TAX – BAND C

Directions

The village of Long Melford is located off the A134 Bury St Edmunds to Sudbury Road. Blunden Close is located at the far end of the main street which runs through the village (B1064) towards the Sudbury end.

Secure communal entrance

Hall

Kitchen/dining/sitting room 22'11 x 21'8 (I-shaped) (6.99m x 6.60m (I-shaped))

Bathroom

Bedroom 1 11'7 x 11'3 max (3.53m x 3.43m max)

Bedroom 2 11'7 x 9'3 (3.53m x 2.82m)

Garage 22'7 x 9'10 (6.88m x 3.00m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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