

Description

THE PROPERTY As you step into the property, a communal hall with an intercom for guest access welcomes you. Ascend the stairs to the first floor landing, where you'll find the entrance to this lovely flat. A hallway branches off to various areas within the home.

The heart of this flat is the spacious sitting/dining room. It's filled with natural light from side-facing windows and features an electric fireplace, creating a cozy ambiance. The open layout allows for both sitting and dining areas, and convenient cupboards offer additional storage.

Adjacent to the living area, the kitchen is a haven for culinary enthusiasts. It boasts matching wall and base level units, a side window that bathes the space in light, an inset sink with a mixer tap, and integrated electric under-counter oven with hob and an extractor hood over. Plus, there's space and plumbing for a washing machine and a fridge/freezer.

The flat comprises two bedrooms, both benefiting from side-facing windows, ensuring a peaceful and private atmosphere. The master bedroom is a standout, featuring built-in wardrobes that provide ample storage space for your belongings.

The modern fitted bathroom is sleek and inviting, with a panelled bath, wall-mounted shower, and a glass shower screen. It also includes a close-coupled w/c and a wash hand basin with a mixer tap over,

complemented by a vanity unit underneath.

THE LOCATION Lucas Road in Sudbury is situated at the heart of this charming market town, where history and modern conveniences harmoniously coexist. This location mirrors the town's unique blend, creating a warm and inclusive community while providing effortless access to a wide range of amenities and neighboring towns.

Sudbury presents an inviting shopping experience with a diverse array of stores catering to various needs. The town is renowned for its vibrant Thursday and Saturday markets, where locals and visitors can explore stalls offering fresh produce, artisan goods, and more. Dining options in Sudbury are abundant, with a mix of restaurants, cafes, and traditional English pubs. You can relish everything from classic British dishes to international cuisine, often prepared with locally sourced ingredients. For culture enthusiasts, Sudbury has much to offer. It's steeped in history and home to attractions like Gainsborough's House, the birthplace of the famous artist Thomas Gainsborough, and the exquisite St. Peter's Church. The Quay Theatre hosts live performances and cultural events, enhancing the town's cultural scene.

Nature lovers will find the picturesque countryside surrounding Sudbury perfect for walking, cycling, and leisurely strolls along the scenic River Stour. The town itself boasts parks and green spaces for relaxation and recreational activities. Families will appreciate the variety of educational institutions, including primary and secondary schools, and further education colleges.

Sudbury's healthcare facilities are conveniently accessible, with the Sudbury Community Health Centre and numerous pharmacies offering essential services.

The town's excellent transportation links make it an ideal home base for those wishing to explore nearby towns and regions. Sudbury has its own train station, providing direct connections to London Liverpool Street and neighboring towns. Reliable bus services further expand the connectivity, making it easy to venture out and explore. Station Road in Sudbury also opens the door to a world of neighboring towns to explore. A short drive away is Long Melford, known for its historic village, antique shops, and the grand Holy Trinity Church. A 30-minute drive takes you to Bury St. Edmunds, a thriving market town with historical attractions like the Abbey Gardens and a wide array of shopping and dining options. Heading south, you'll discover Colchester, a vibrant town with a rich history, a zoo, a castle, and various cultural attractions. To the east lies Ipswich, approximately 20 miles away, offering an even broader spectrum of amenities, including shopping centers, museums, and a lively waterfront area.

AGENTS NOTE Lease Length - 99 years from 24 June 1990 (64 years remaining)

Service Charge - £1245 per annum

Ground Rent - £200 per annum

Property Construction – Standard Brick Construction

Utilities – Mains Water, Mains Electric, Mains Drainage, Electric Heating

Broadband - Ultrafast broadband with download speeds of up to 900 Mbps and upload speeds of up to 900 Mbps (Ofcom data)

Mobile Coverage - Voice & Data likely outside with EE, Three, O2 & Vodafone. (Ofcom data)

Additional Information

Local Authority – Babergh District Council

Council Tax Band – A

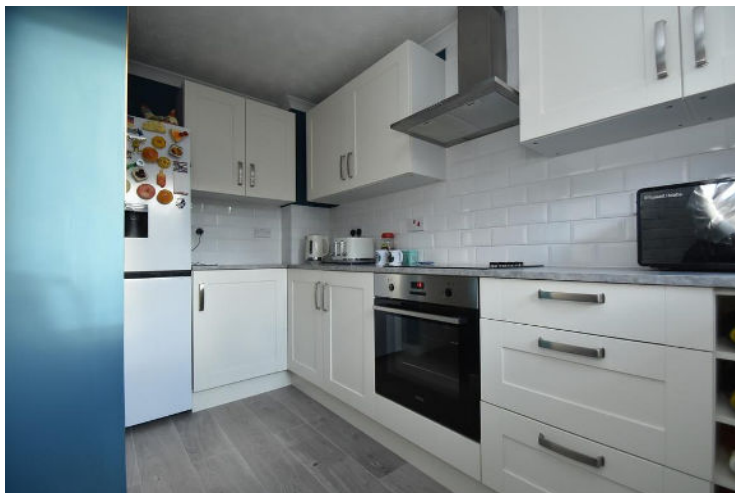
Tenure – Leasehold

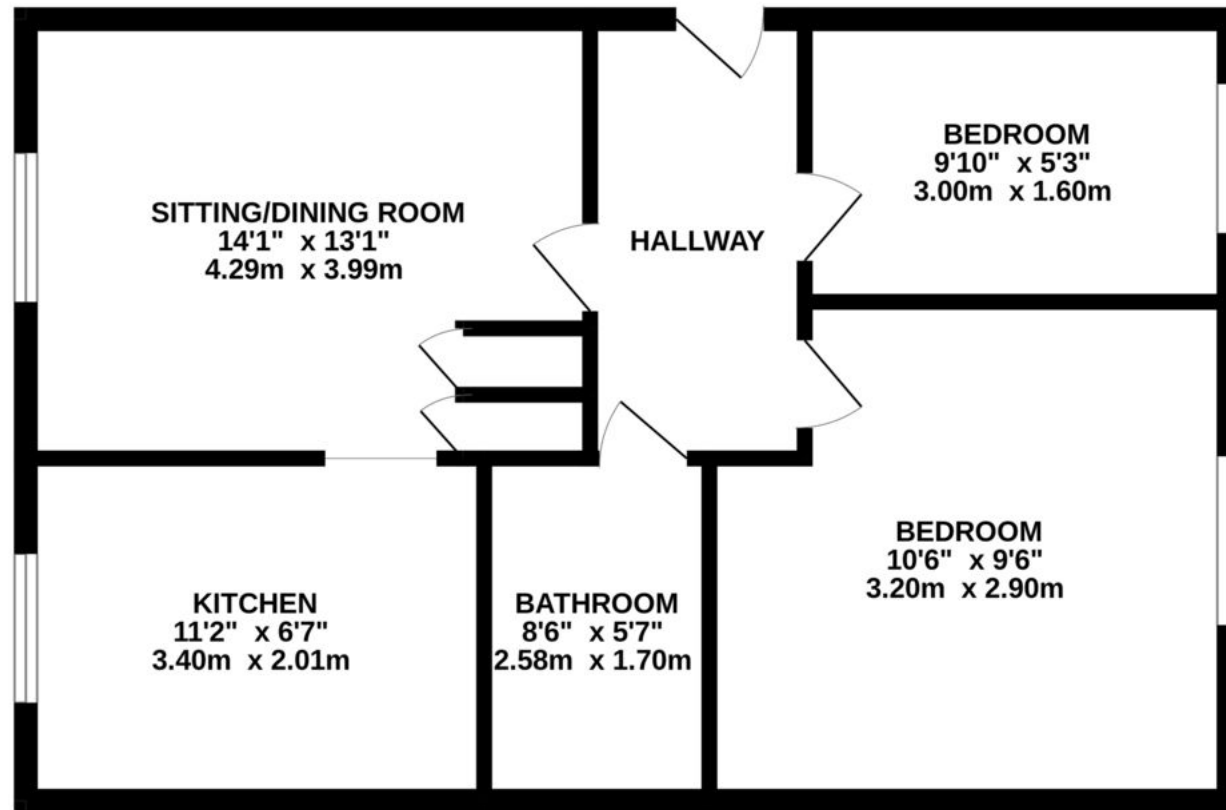
Post Code – CO10 2WS

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



If you would like to speak to one of our mortgage advisors call now – 01787 468400

Your home may be repossessed if you do not keep up repayments on your mortgage.

Awaiting EPC



Contact Details

6 King Street, Sudbury, Suffolk, CO10 2EB

Tel: 01787 468400

Email: sudbury@bychoice.co.uk

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

Lucas Road | Sudbury | CO10 2WS

£125,000

A two bedroom second floor apartment located within a stones throw from Sudbury town centre. Benefiting from a sitting/dining room with fireplace, modern fitted kitchen, modern bathroom and ample off road parking. Short walk to several amenities within the town.

- Two Bedrooms
- Second Floor Apartment
- Sitting/Dining Room With Fireplace
- Modern Fitted Kitchen
- Modern Bathroom
- Ample Off Road Parking
- Walking Distance To Town Centre