

Description

Approximate Room Sizes

THE PROPERTY This property offers a warm and welcoming entrance with an intercom system for added security. The entrance hall features a storage cupboard, radiator, and laminate flooring, providing access to the rest of the home.

The lounge/diner is bright and spacious with two front-facing windows, two radiators, and laminate flooring, perfect for relaxing or entertaining guests. The adjoining kitchen is well-appointed with a range of matching eye and base level units, an integrated hob, oven, extractor, and ample space for a washing machine, dishwasher, and fridge freezer. A window to the rear aspect allows for plenty of natural light.

The master bedroom boasts a rear-facing window and a radiator. The second bedroom also includes a front-facing window and a radiator.

The bathroom is modern and functional, featuring a panelled bath with a shower over and shower screen, a low-level WC, a wash hand basin, a radiator, and part-tiled walls.

Outside, the property benefits from allocated parking, a brick shed, a communal garden area, and bin stores.

LOCATION Great Cornard boasts a host of essential amenities, including a doctor's surgery, both primary and secondary schools, a variety of shops and pubs. It provides residents with convenient access to everyday necessities.

Sudbury, a vibrant market town, is within easy reach. It features a bustling market square and is enveloped by the picturesque Suffolk countryside. In Sudbury, you'll discover an extensive array of amenities, such as diverse shops, sports facilities, churches, restaurants, and traditional pubs.

The village's proximity to Sudbury is not only convenient for shopping and entertainment but also for transportation. Sudbury boasts a branch line train station with connections, including those at Marks Tey, offering train services to London's Liverpool Street. This makes Great Cornard an attractive choice for commuters and those seeking easy access to the capital.

Great Cornard combines the charm of village life with the accessibility of a thriving market town, making it an ideal location for a wide range of residents, from families to commuters.

AGENTS NOTE Council & Council Tax Band – Band A - Babergh District Council

Tenure – Leasehold (Shared Ownership)

Lease Length - 99 years from 1 October 2008. (83 years remaining)

Full Market Value - £150,000 (25% share advertised)

Service Charge/Buildings Insurance/Reserve Fund Payment - £108.88 per month

Rent - £281.51 per month (based on a 25% share)

Property Construction – Standard Brick Construction

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

Broadband - Superfast broadband with downloads speeds of up to 79Mbps and upload speeds of up to 20Mbps (Ofcom data)

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

LOUNGE / DINER 16' 6" max x 10' 10" max (5.03m max x 3.30m max)

KITCHEN 8' 10" x 10' 2" (2.69m x 3.10m)

BEDROOM ONE 11' 9" x 10' 4" (3.58m x 3.15m)

BEDROOM TWO 11' 4" x 7' 1" (3.45m x 2.16m)

Additional Information

Local Authority – Babergh District Council

Council Tax Band – A

Tenure – Leasehold

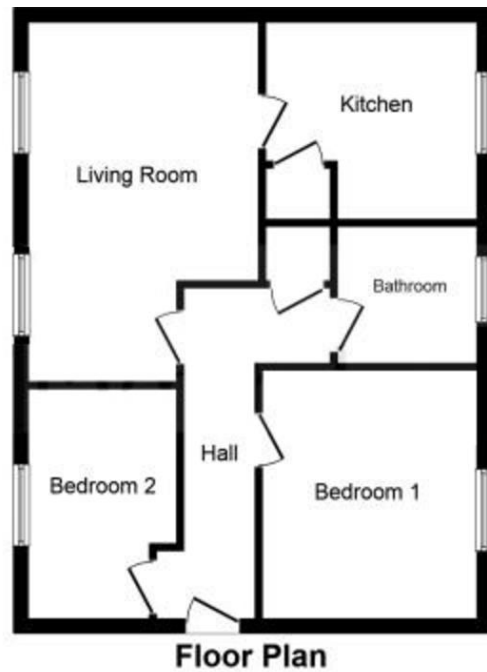
Post Code – CO10 0FX

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





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Contact Details
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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

Butt Road | Great Cornard | CO10 0FX

SHARED OWNERSHIP. A two bedroom ground floor apartment situated in the village of Great Cornard. The property benefits from a fitted kitchen, good size sitting/dining room, bathroom, outside storage unit and an allocated parking space. Short walk to two co-op's, doctors surgery, schools and transport links.

Shared Ownership £37,500

- 25% Share Available
- Ground Floor Apartment
- Two Bedrooms
- Sitting/Dining Room
- Fitted Kitchen
- Bathroom
- Allocated Parking