



Cedar Apartments | North Street | CO10 1AQ

This apartment is located within Sudbury's town centre, walking distance to all local amenities. Complete with an open plan living room and kitchen with appliances built in and double bedroom. Various apartments are available to let, so please call BYCHOICE to arrange your viewing.

£850 pcm

- Available February
- Open Plan Living Room and Kitchen
- Kitchen Appliances Included
- Close to Local Amenities
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Approximate Room Sizes

ENTRANCE HALL Communal entrance hallway with access to the lift, stairs and underground carpark. Key fob access.

OPEN PLAN LOUNGE & KITCHEN 19' 5" x 14' 5" (5.92m x 4.39m) The kitchen has light grey high gloss matching wall and base units with work surface over. Sink with drainer, integrated four ring hob with extractor hood over, integrated electric oven, built in fridge and freezer, built in washing machine. Dual aspect windows.

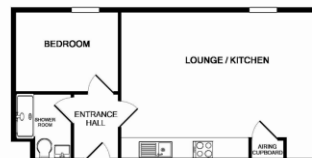
BEDROOM 10' 2" x 7' 11" (3.1m x 2.41m) Window to rear, wall mounted electric radiator. White walls and laminate flooring to match the apartment throughout.

SHOWER ROOM 6' 11" x 5' 8" (2.11m x 1.73m) Low level WC enclosed within white high gloss finish vanity unit with large basin, shower cubicle with sliding screen, wall mounted mirrored medicine cabinet.

Agents Note *(All fees are inclusive of VAT)*

- Excellent references will be required by anyone renting through Bychoice
- A deposit equal to five weeks rent will be required
- A holding deposit equal to one weeks rent will be required on application
- Tenants will be required to provide their own contents insurance

Local Authority – Babergh District Council
 Council Tax Band – A
 Post Code – CO10 1AQ
 Please Note – xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx



Contact Details

6 King Street, Sudbury, Suffolk, CO10 2EB

Tel: 01787 468400

Email: sudbury@bychoice.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(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	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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

