

Summary

A spacious two bedroom first floor apartment located in Sudbury town centre. Benefitting from a good size sitting room with fireplace, fitted kitchen and bathroom. The property has recently undertaken a range of renovation with new flooring and repainting throughout. The property also boasts a long lease having recently been extended to 999 years and also comes with an equal share of the freehold. The apartment also benefits from the use of the communal garden to the rear. Being offered with no onward chain.

Description

Approximate Room Sizes

ENTRANCE HALL Laminate flooring, built-in airing cupboard and doors to -

KITCHEN 11' 11" x 7' 0" (3.63m x 2.13m) Range of matching wall and base units, roll top work surfaces, inset sink, Part ceramic tiling to walls, laminate floor covering, window to rear.

SITTING ROOM 14' 6" x 14' 5" (4.42m x 4.39m) Fireplace with fitted electric fire, window to front aspect, serving hatch to Kitchen.

BEDROOM ONE 15' 1" x 9' 11" (4.6m x 3.02m) Double glazed window to rear.

BEDROOM TWO 12' 0" x 10' 0" (3.66m x 3.05m) Window to front.

BATHROOM 6' 11" x 5' 6" (2.11m x 1.68m) White suite of panelled bath with independent shower over the bath, low level WC, pedestal basin, part ceramic tiling to walls, electric radiator/towel warmer, window to rear.

AGENTS NOTE

Tenure - Leasehold (Each flat owns 1/24th of the freehold)

Lease Length - 999 years from 2023

Service Charge - £1100 per annum

Ground Rent - no ground rent payable

Services - Electric Heating, Mains Water & Drainage

Council Tax - Band A

EPC - D

Additional Information

Local Authority – Babergh District Council

Council Tax Band – A

Tenure – Leasehold (Share of Freehold)

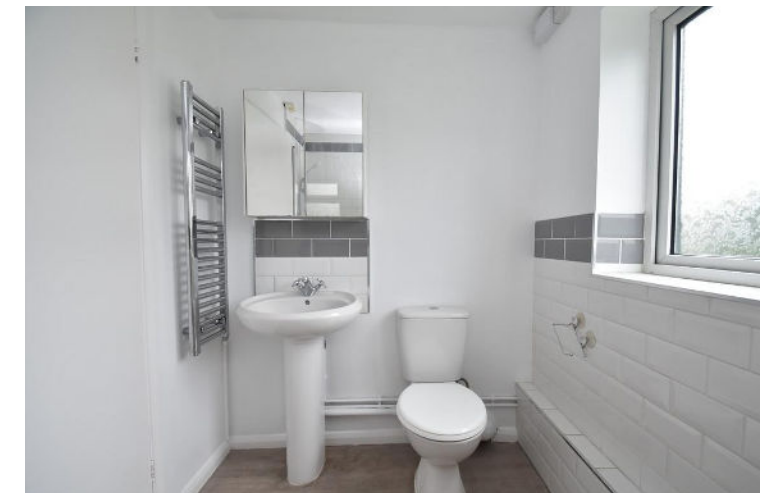
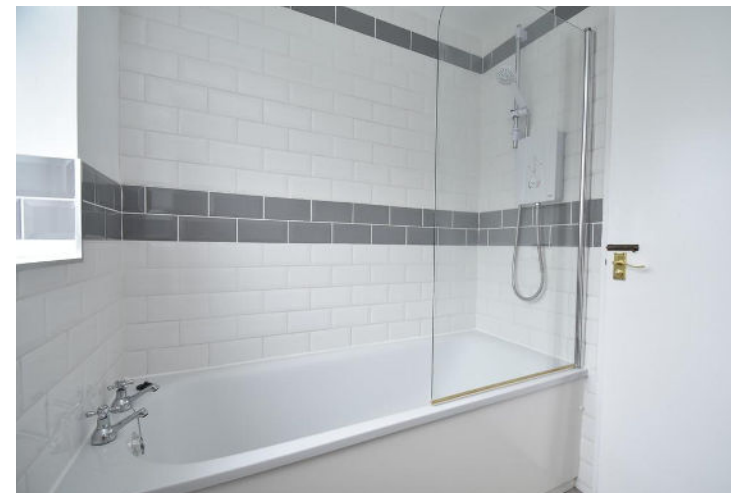
Services – Mains Drainage & Water, Electric Heating

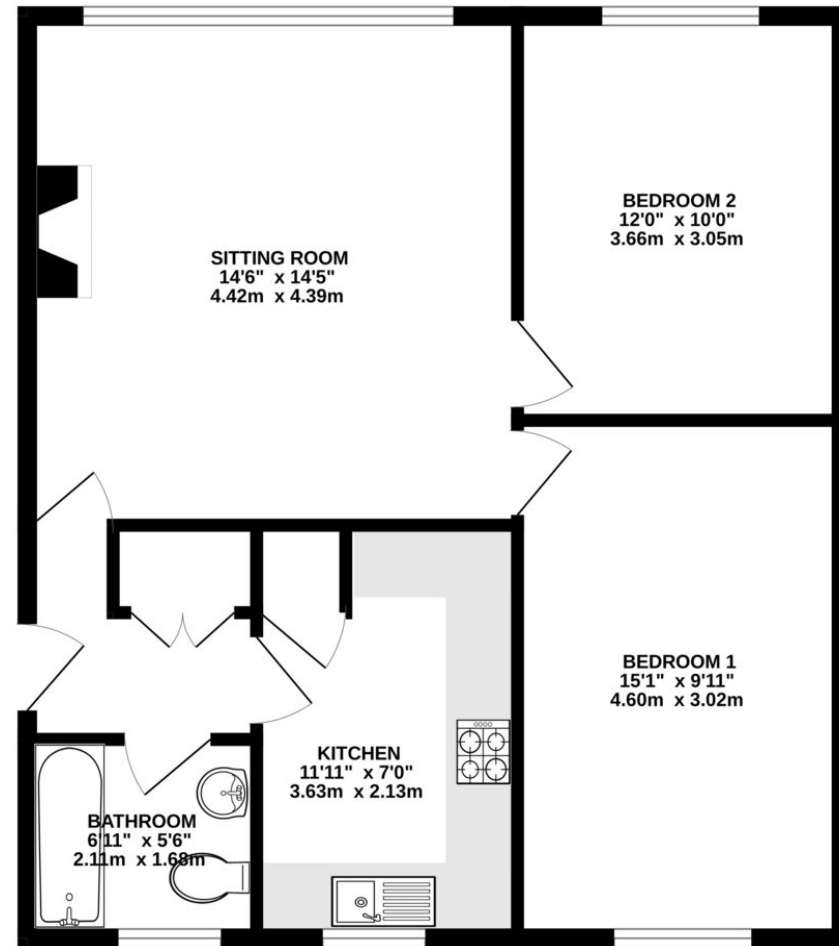
Post Code – CO10 2TY

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





TOTAL FLOOR AREA : 680 sq.ft. (63.2 sq.m.) approx.
 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.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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

Minden Road | Sudbury | CO10 2TY

£150,000

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- Two Double Bedrooms
- Spacious Sitting Room
- Fitted Kitchen
- Bathroom
- Communal Garden
- Town Centre Location
- No Onward Chan