

# Bychoice

ESTATE AGENTS



**Cedar Apartments, Sudbury**

**£895**

## Property Summary

Available now is this this well-presented 1 bedroom apartment, ideally located in Sudbury's town centre, just a short walk from all local amenities. The property features a modern open-plan living area and kitchen, complete with built-in appliances and 1 unallocated parking space. To arrange a viewing, please contact BYCHOICE today.

- Available Now
- 1 Bedroom
- Open Plan Living Room and Kitchen
- Kitchen Appliances Included
- Close to Local Amenities
- 1 Parking Space



Available now is this this well-presented 1-bedroom apartment, ideally located in Sudbury's town centre, just a short walk from all local amenities. The property features a modern open-plan living area and kitchen, complete with built-in appliances and 1 unallocated parking space. To arrange a viewing, please contact BYCHOICE today.

### AGENTS NOTE

- This property comes with 1 unallocated parking space.
- This landlord cannot accept pets.

### ENTRANCE HALL

15'1" x 8'1" (4.60 m x 2.46 m)

### OPEN PLAN LIVING ROOM/KITCHEN

11'2" x 22'5" (3.40 m x 6.83 m)

The kitchen features modern light grey high-gloss wall and base units, with work surface over and an inset sink with drainer. Appliances include an integrated four-ring hob with extractor hood, an electric oven, built-in fridge and freezer, and a built-in washing machine. The lounge area benefits from a Juliette balcony to front aspect.

### BEDROOM

9'0" x 12'3" (2.74 m x 3.73 m)

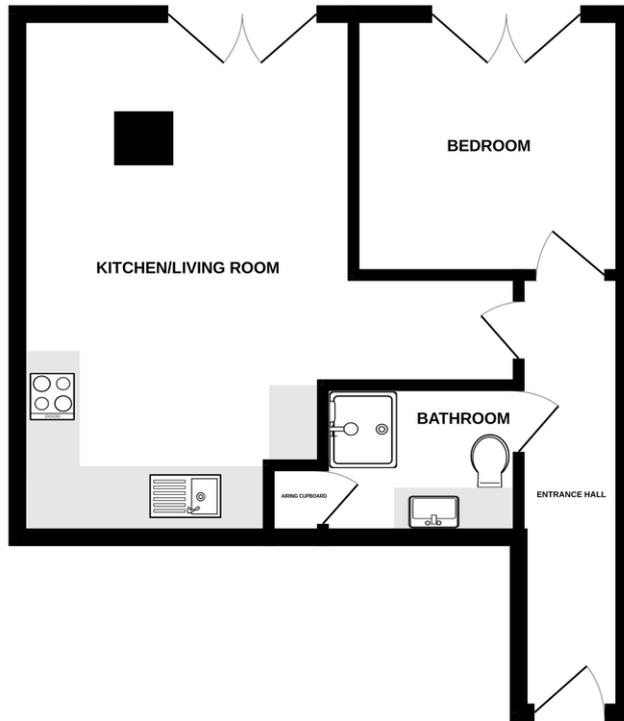
Juliette balcony to front aspect.

### BATHROOM

11'3" x 6'4" (3.43 m x 1.93 m)

Low level WC enclosed within white high gloss finish vanity unit with hand basin, shower cubicle with screen, wall mounted mirrored medicine cabinet. Cupboard housing water tank.

GROUND FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 369 sq.ft. (34.3 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.  
Made with Mensuex 12025

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

## Additional Information

**Tenure:**

**Council Tax Band:**

**Local Authority:** Babergh District Council

**Post Code:** CO10 1AQ

**Viewings by appointment only**

**Tel:** 01787 468400

**Email:** [sudbury@bychoice.co.uk](mailto:sudbury@bychoice.co.uk)

**Bychoice**  
ESTATE AGENTS



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