

Bychoice

**Offers In Excess Of £80,000**

Lucas Road, Sudbury





### THE PROPERTY

This one-bedroom apartment opens with a hallway leading directly to the shower room, which includes a shower, toilet, and pedestal sink. To the left, you'll find the bedroom—a well-proportioned space with a large window allowing plenty of natural light.

Adjacent is the bright and spacious living room, ideal for both relaxing and entertaining. It flows into the open-plan kitchen, fitted with an oven, inset sink, ample cupboard storage, and practical worktop space.

To the rear of the building, residents benefit from communal parking, along with additional visitor spaces.

### THE LOCATION

Sudbury offers a vibrant mix of amenities, including a variety of shops, cafés, restaurants, and traditional pubs. The town is well known for its bustling Thursday and Saturday markets, where local produce and artisan goods are in abundance.

For culture lovers, Sudbury is home to Gainsborough's House, St Peter's Church, and the Quay Theatre. The surrounding countryside is perfect for walking and cycling, with scenic trails along the River Stour. Green spaces within the town offer further opportunities for relaxation.

Families will appreciate the local schools and healthcare facilities such as the Sudbury Community Health Centre. Transport links are excellent, with a train station providing direct access to London Liverpool Street and bus routes to nearby areas.

Sudbury's location also places you within easy reach of Long Melford, Bury St Edmunds, Colchester, and Ipswich—each offering their own historic and cultural attractions, shopping, and dining options.





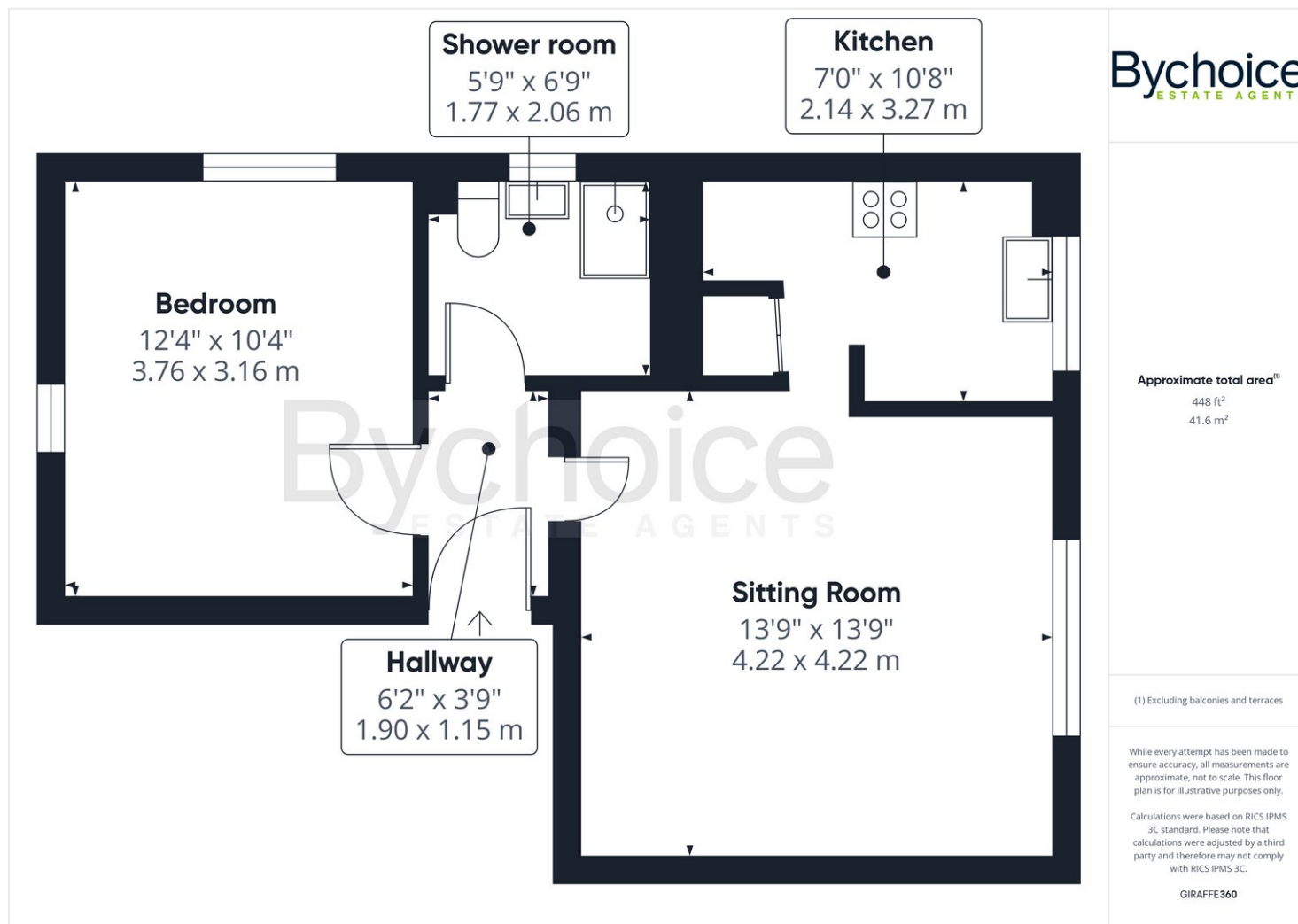












Council & Council Tax Band – Babergh District Council - Band A

Tenure – Leasehold

Lease Length – 65 Years remaining on lease

Service Charge – £1,291.22 per annum

Ground Rent - £80 Half Yearly - Total £160 per annum

Broadband – Ultrafast broadband with download speeds of up to 1000mbps and upload speeds of up to 1000mbps available (Ofcom data)

Mobile Coverage – Voice & Data likely outdoors with EE, O2, Three & Vodafone (Ofcom data)

Utilities – Mains Drainage, Water, Electric,

Property Construction – Standard Brick Construction

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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ESTATE AGENTS