

**£175,000**

**Bakers Court, Great Cornard**



## THE PROPERTY

Situated within the sought-after Bakers Mill Development, this impressive first-floor two-bedroom apartment offers contemporary riverside living by the scenic River Stour. The bright and spacious open-plan kitchen/living area creates an ideal space for both relaxing and entertaining, with French doors leading out to a private balcony—perfect for enjoying the tranquil surroundings.

The master bedroom benefits from an ensuite shower room, while the second bedroom is also well-proportioned. A stylish family bathroom serves both residents and guests. Additional practical features include a carport, providing sheltered and convenient parking.

A notable advantage is the share of freehold, offering greater security and control over the property. With a substantial 996-year lease remaining, this apartment combines long-term peace of mind with an excellent investment opportunity.

## LOCATION

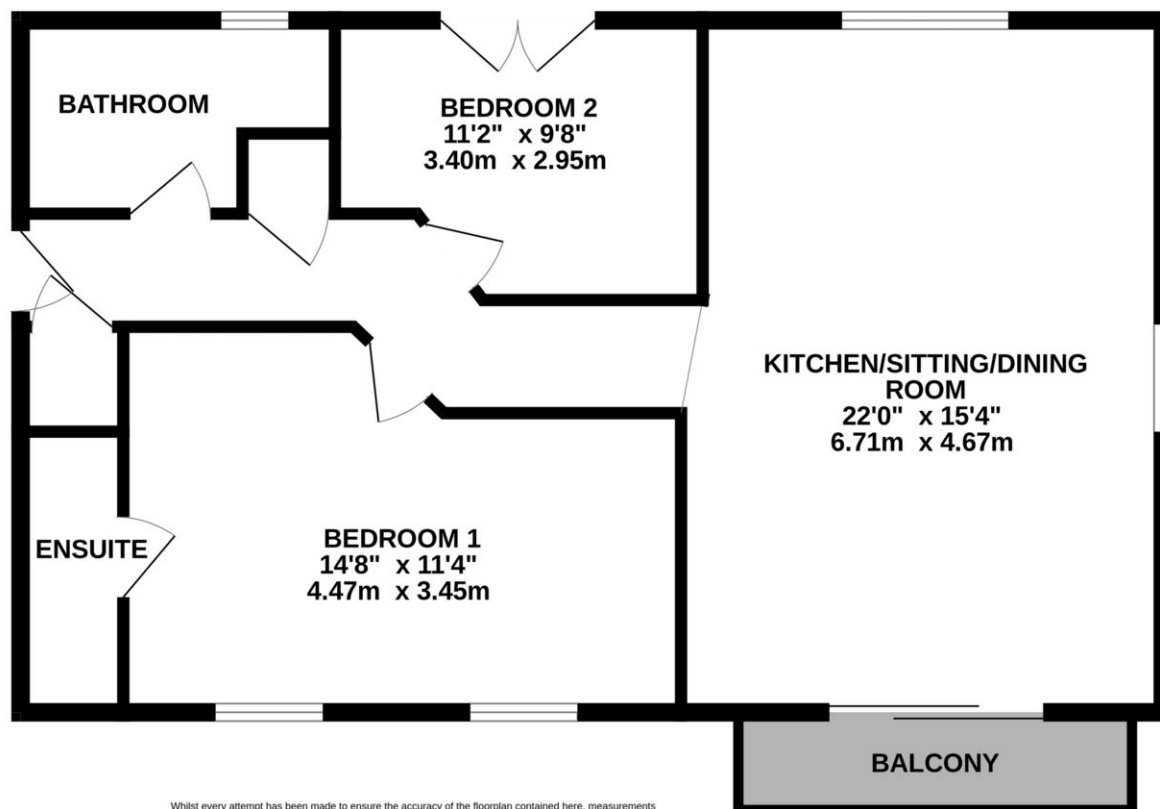
Great Cornard offers a wide range of amenities including a doctor's surgery, primary and secondary schools, shops, and pubs. Sudbury, a vibrant market town just a short distance away, features a bustling market square surrounded by the beautiful Suffolk countryside, as well as shops, restaurants, pubs, churches, and sports facilities.

Sudbury's branch line station—with direct links to London Liverpool Street via Marks Tey—is just a 15-minute walk from Bakers Court, making this an excellent location for commuters. Blending village charm with town convenience, this is an ideal spot for families and professionals alike.









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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#### AGENTS NOTE

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

Tenure – Leasehold

Lease Length – 996 Years remaining  
Service Charge - £1237 per annum

Ground Rent – N/A

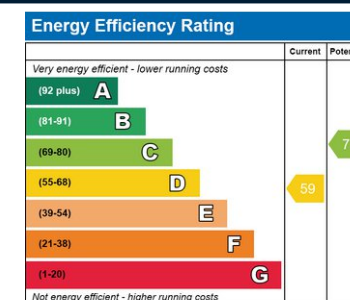
Broadband – Ultrafast broadband with downloads speeds of up to 40 Mbps and upload speeds of up to 70 Mbps (Ofcom data)

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

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

Property Construction – Standard Brick Construction

This property is currently available to cash buyers only.  
This is due to the absence of a completed EWS1 form. The management company is actively engaged in a consultation process to obtain the required certification. Once the EWS1 form is secured, the property is expected to become mortgageable, presenting an excellent opportunity for future financing.



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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.

**Bychoice**  
ESTATE AGENTS