



**£175,000**

Minden Road, Sudbury





#### THE PROPERTY

This well-presented two-bedroom apartment offers stylish, modern living with a light and airy feel throughout.

Step into a spacious open-plan kitchen and living area, complete with wooden worktops, ample cupboard space, integrated oven, hob with extractor, and a sleek inset sink. A large feature window fills the living space with natural light, creating a welcoming atmosphere.

Both bedrooms are well-proportioned, with the main bedroom featuring built-in wardrobes. Each room benefits from excellent natural light, making them feel bright and comfortable.

The bathroom is fitted with a bath and overhead shower, plus a vanity unit for added storage.

Outside, the apartment offers access to a communal garden and the convenience of on-street parking.

#### THE LOCATION

Sudbury offers a fantastic blend of local charm, history, and modern convenience. Its lively Thursday and Saturday markets bring the town to life, while a variety of shops, restaurants, cafes, and pubs offer something for everyone.

Cultural highlights include Gainsborough's House, St. Peter's Church, and the Quay Theatre. The surrounding countryside and riverside walks are ideal for nature lovers and outdoor enthusiasts.

Families benefit from a range of schools and healthcare facilities including Sudbury Community Health Centre.

With its own train station offering direct links to London Liverpool Street, and reliable bus services, Sudbury is well connected. Nearby highlights include Long Melford, Bury St. Edmunds, Colchester, and Ipswich – all within easy reach for further shopping, dining, and entertainment.





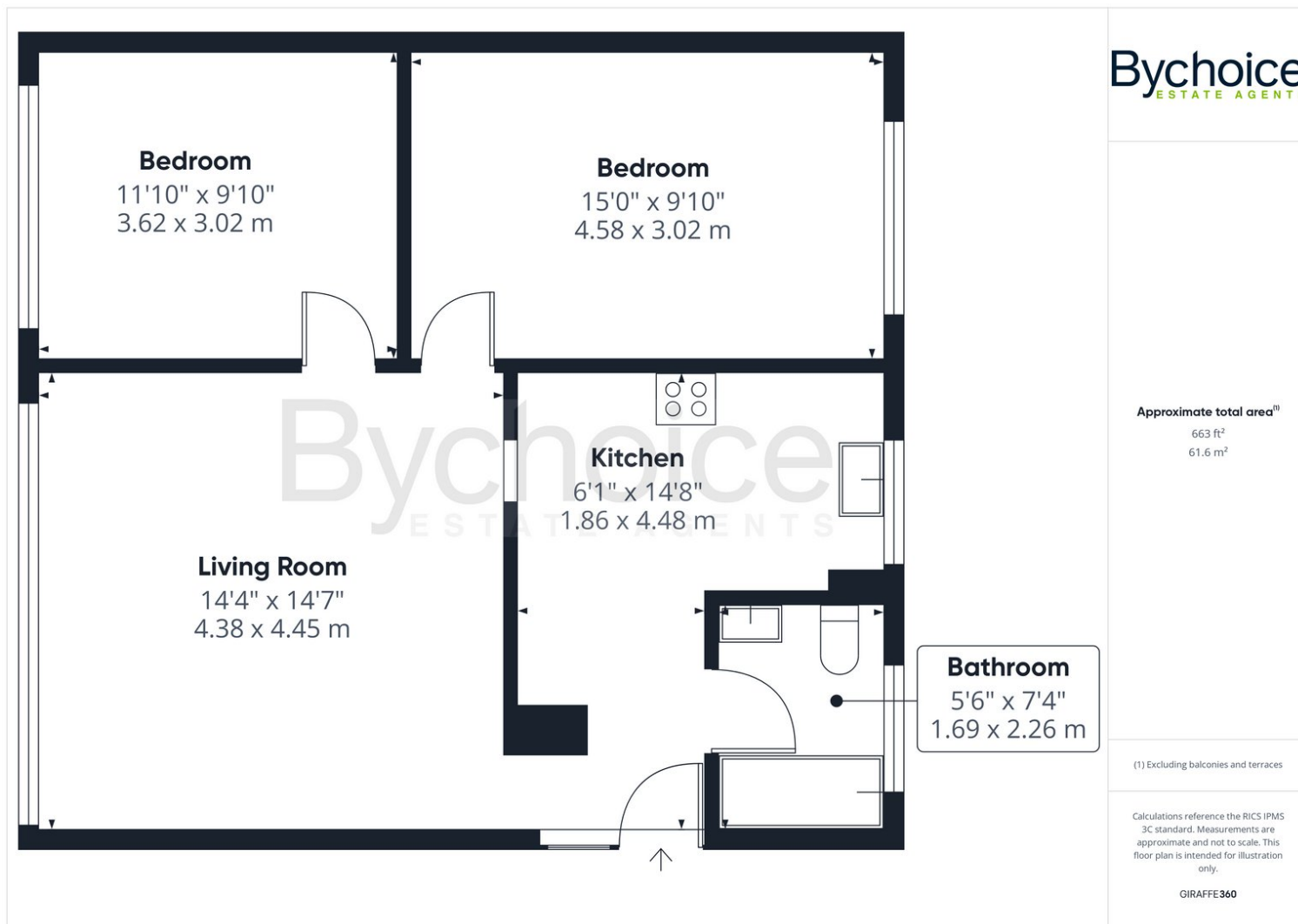












Council & Council Tax Band – Band B -  
Babergh District Council

Tenure – Leasehold

Lease Length - 123 years remaining

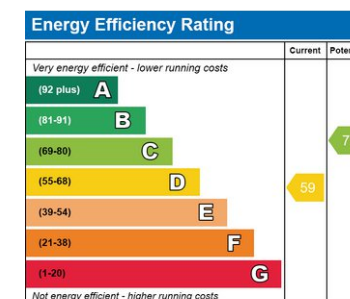
Service Charge - £1,100 per year,  
increasing to £1,300 from August this year.

Broadband – Ultrafast broadband with  
downloads speeds of up to 1000 Mbps and  
upload speeds of up to 1000 Mbps (Ofcom  
data)

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

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

Property Construction – Standard Brick



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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