



£120,000

Lucas Road, Sudbury



THE PROPERTY

This one-bedroom first floor apartment is offered with no onward chain and a long lease. A central hallway provides access to all rooms. The bright living room features a front-facing window and opens into the kitchen, which is fitted with cabinets above and below the worktops, an inset sink, and a useful storage cupboard. The bedroom is generously sized with ample natural light from multiple windows. The bathroom includes a bath with shower and glass door, toilet, and washbasin with storage beneath. Externally, residents benefit from access to a communal car park.

THE LOCATION

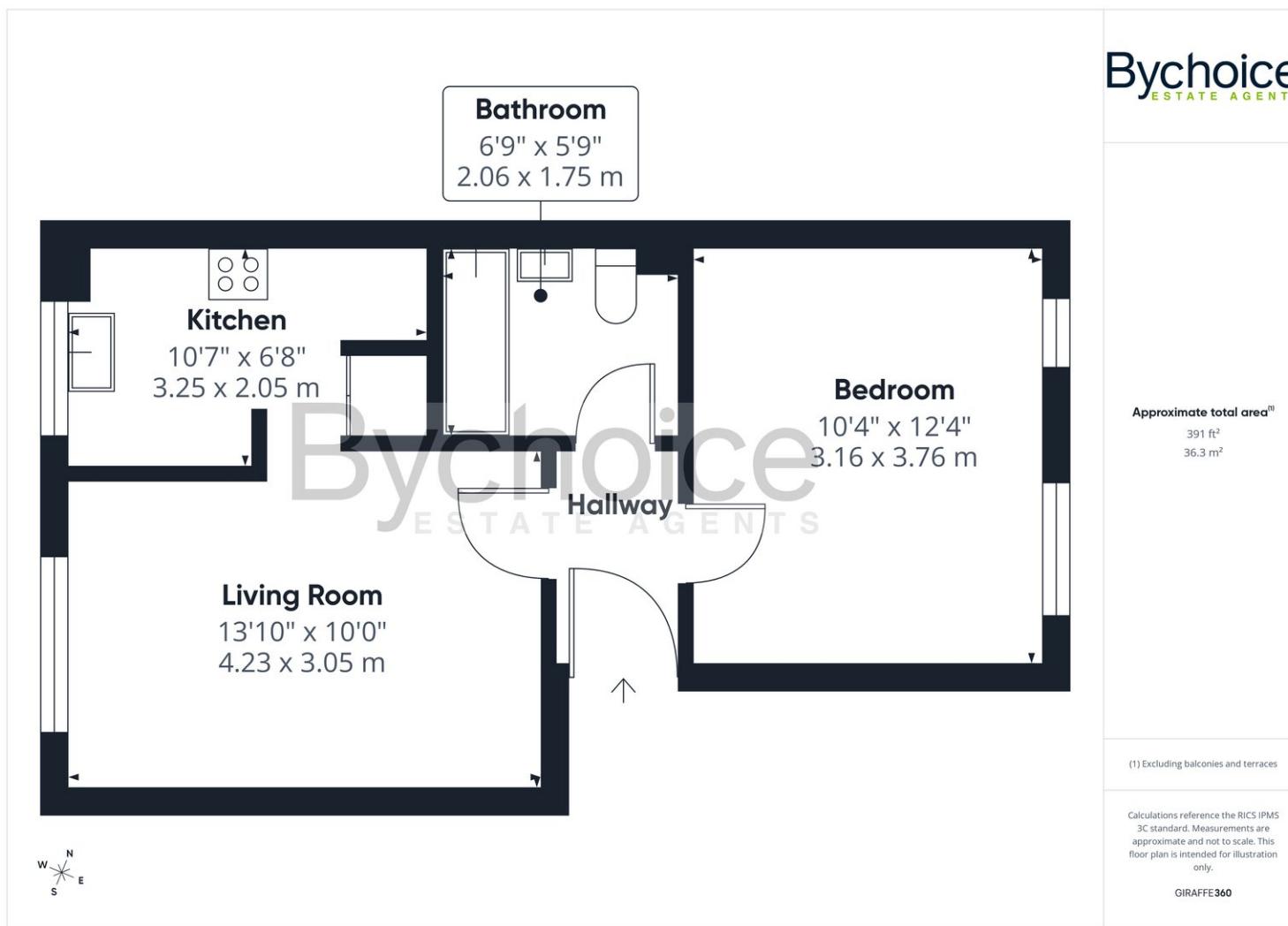
Sudbury offers a welcoming town centre with a wide range of shops and its popular Thursday and Saturday markets. There is an excellent selection of restaurants, cafés, and traditional pubs, serving both British and international cuisine. The town is rich in history and culture, with attractions such as Gainsborough's House, St. Peter's Church, and the Quay Theatre hosting live performances and events.

Surrounded by attractive countryside, Sudbury is ideal for walking and cycling, with scenic routes along the River Stour as well as local parks and green spaces. The town is well served by schools, further education options, and healthcare facilities, including the Sudbury Community Health Centre.

Transport links are strong, with a train station offering direct services to London Liverpool Street, along with regular bus routes. Nearby highlights include Long Melford, Bury St Edmunds, Colchester, and Ipswich, all providing additional shopping, cultural attractions, and leisure opportunities.







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

Tenure – Leasehold

Lease Length – 126 Years Remaining On Lease

Service Charge – £1535.26 Per Annum

Ground Rent – The lease on the property has been extended; therefore, no ground rent is payable.

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, Electric Heating

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.

Bychoice
ESTATE AGENTS