



£250,000

The Limes Apartment, Great Cornard



THE PROPERTY

Offered with no onward chain, this well-presented two-bedroom apartment provides spacious and practical accommodation throughout.

The entrance hall gives access to all rooms. The bright open-plan kitchen/living area enjoys plenty of natural light and features a range of units, worktop space and integrated appliances including an oven, hob, extractor hood, fridge/freezer, dishwasher and washing machine.

The principal bedroom is a generous double room with an en-suite shower room. The second bedroom offers flexible accommodation, ideal as a guest room, nursery or home office, and benefits from built-in storage. A family bathroom completes the accommodation.

Further benefits include communal parking.

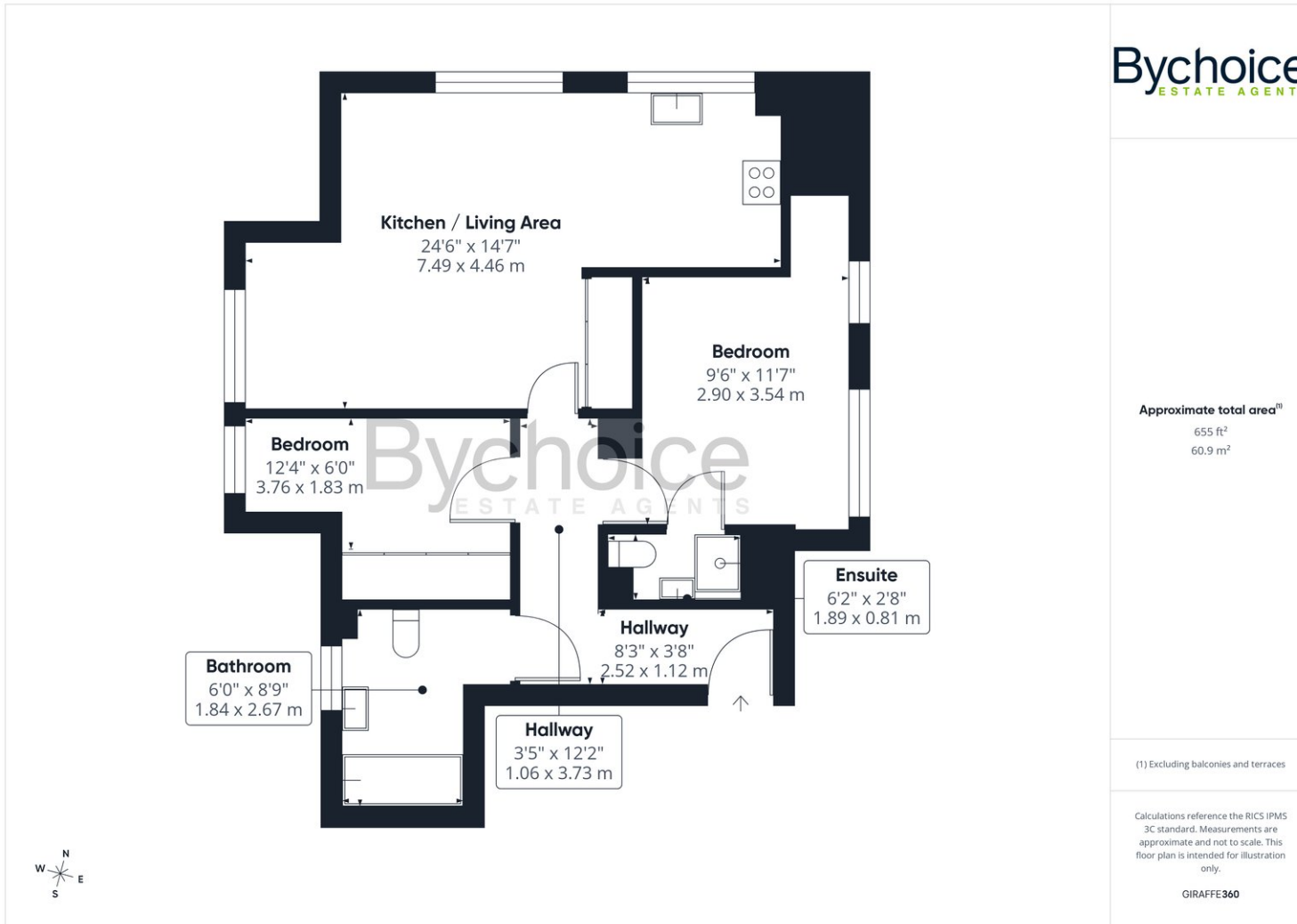
THE LOCATION

Great Cornard offers excellent local amenities including schools, shops, pubs and a doctor's surgery. Nearby Sudbury provides a wider range of facilities, a thriving market town atmosphere and a railway station with connections via Marks Tey to London Liverpool Street. Bakers Court is approximately a 15-minute walk from the station, making it ideal for commuters.









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

Tenure – Leasehold

Lease Length – 966 Years Remaining On Lease

Service Charge – £1600 Per Year

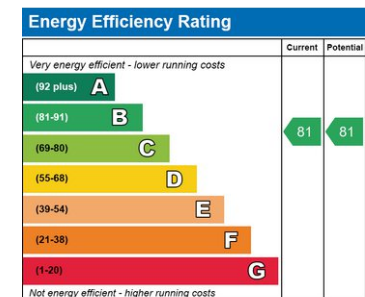
Ground Rent – TBC

Broadband – Ultrafast broadband with downloads speeds of up to 1800 Mbps and upload speeds of up to 220 Mbps (Ofcom data)

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

Utilities – Mains Water, Mains Electric, Mains Drainage, Gas Central 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