



£1,300

Sudbury Hall, Melford Road



THE PROPERTY

Welcome to this beautifully presented two-bedroom first-floor apartment, situated within this impressive collection of high-quality apartments on Melford Road in Sudbury. Offering well-proportioned accommodation, allocated parking and attractive communal grounds, the property provides a comfortable and modern home in a convenient location.

The apartment offers a bright and spacious open-plan living area, creating an excellent space for both relaxing and entertaining. The contemporary kitchen is finished to a high standard, with a range of fitted units, integrated appliances and ample worktop space.

There are two well-proportioned bedrooms, providing comfortable accommodation with flexibility for use as a guest room or home office if required. The property also benefits from a modern family bathroom and useful storage.

Externally, residents have access to beautifully maintained communal gardens, with attractive landscaped areas and views across the surrounding grounds. A particularly appealing feature is the communal BBQ and pizza oven area, providing a fantastic shared space for residents to enjoy during the warmer months.

The property also benefits from an allocated parking space, adding further convenience.

THE LOCATION

Situated on Melford Road, the property is ideally positioned for access to the popular market town of Sudbury and the surrounding countryside.

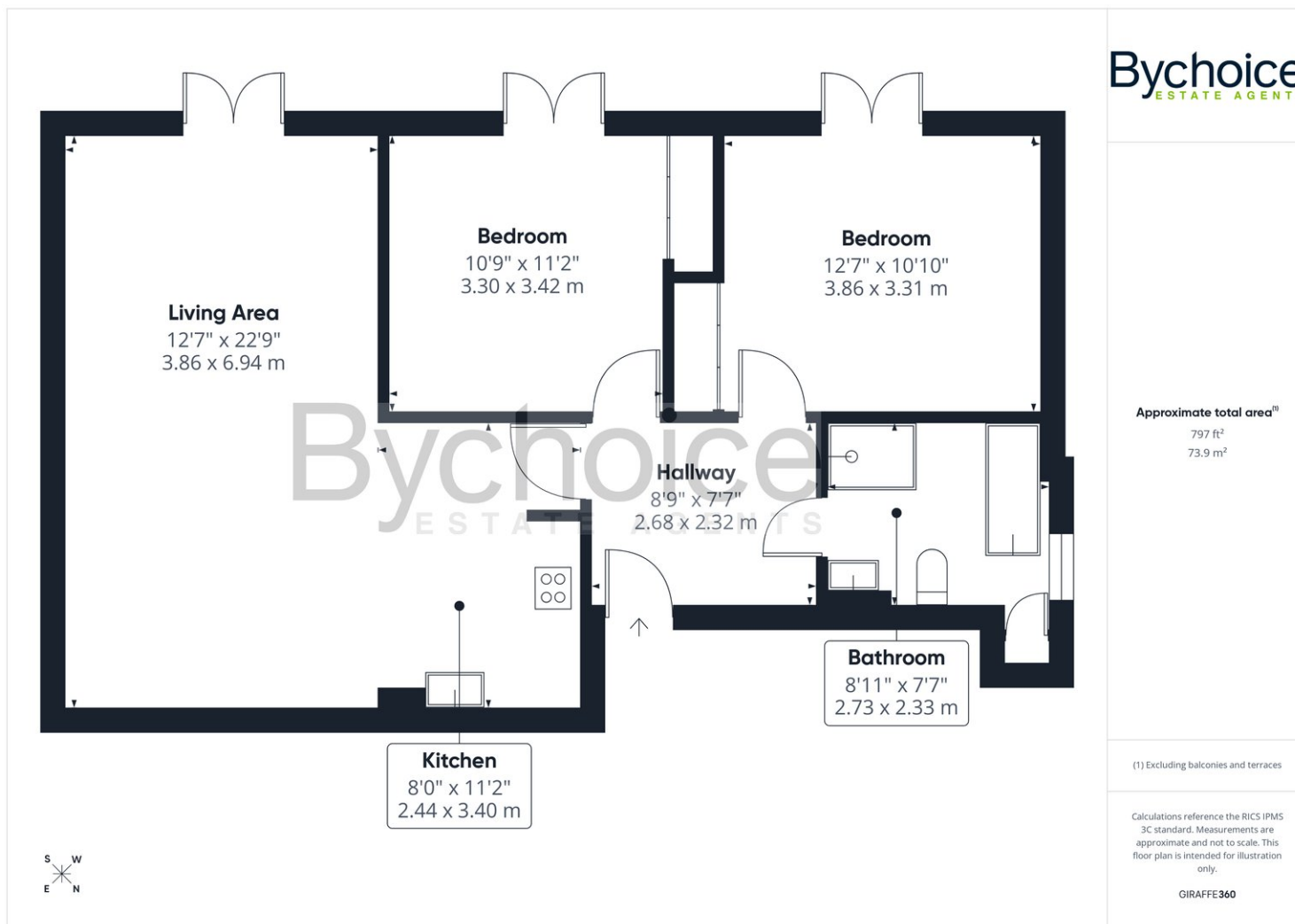
Sudbury offers a good range of everyday amenities, including independent shops, supermarkets, cafés, restaurants and leisure facilities, along with well-regarded schools and excellent transport links to surrounding towns and villages.

The location also provides easy access to the wider Suffolk and Essex areas, making this an appealing choice for those looking for a well-connected home while still enjoying the character and amenities of a market town.









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

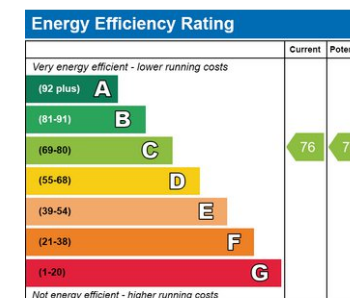
Broadband – Ultrafast broadband with
downloads speeds of up to 1000Mbps and
upload speeds of up to 1000Mbps (Ofcom
data)

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

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

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details of our fees.

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- bychoice.co.uk/landlord-guide



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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