

Offers in excess of £475,000

Walnut Tree Place, Simon Theobald Close,
Sudbury, Suffolk



The apartment is accessed through a secure communal entrance, with both lift and stair access to the top floor. A welcoming entrance hall provides access to the main living accommodation, bedrooms and useful storage.

The impressive open-plan kitchen, living and dining area is a real feature of the property, creating a bright and sociable space for both everyday living and entertaining. The living area benefits from air conditioning and has bi-folding doors opening onto the private balcony, while the dining area enjoys plenty of natural light from the skylights.

The kitchen is particularly well equipped, with Quartz worktops, excellent storage and a range of integrated appliances, including a washing machine, dishwasher, oven with hob and fridge freezer. There is also the added convenience of an instant boiling water tap.

There is also a separate playroom, offering a versatile additional space for children, hobbies or other uses.

The three bedrooms are all well proportioned. The principal bedroom benefits from fitted wardrobes, dressing space, skylights and a spacious en-suite shower room with a large walk-in shower. Bedroom two also has fitted furniture and a dressing table, while stylish ceiling fans are fitted to bedrooms one and two. The third bedroom provides further flexibility for family or guests.

A separate shower room serves the remaining bedrooms and also features a large walk-in shower, while there is a useful utility/store room providing additional storage and housing the gas boiler.

Outside, the private balcony provides a lovely space for seating and entertaining, whilst enjoying the outlook towards the Water Meadows. The property also benefits from allocated parking, visitor parking and communal gardens.

The location is equally appealing, being right in the heart of Sudbury, with the town centre, shops, cafés, restaurants and everyday amenities all close by, whilst the Water Meadows and surrounding countryside are also within easy reach.









Council & Council Tax Band – Babergh District Council

Tenure – Leasehold

Lease Length –242

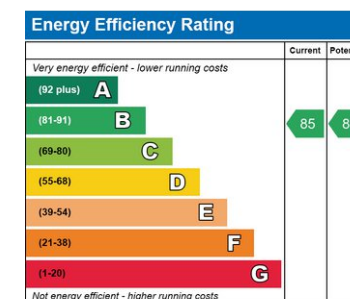
Service Charge – £1143.77 Half Yearly

Ground Rent – £244.32

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 & Vodafone. (Ofcom data)

Utilities – Mains Gas, Mains Electric, Mains



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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.

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