

Asking Price £190,000

Weavers Court, Sudbury







Situated within a highly regarded over-55s development in the heart of Sudbury, this exceptionally well-presented two double bedroom apartment has been thoughtfully improved by the current owner to create a stylish and comfortable home. Beautifully maintained throughout, the property benefits from a spacious lounge, a modern re-fitted kitchen and a stunning contemporary shower room, together with well-maintained communal gardens and residents' parking.

The accommodation begins with a communal entrance, where a stairlift provides access to the first floor, before leading into the apartment's welcoming entrance hall. The hall offers excellent practicality, with a large airing cupboard housing the updated hot water system, an additional storage cupboard, an entry phone intercom system and a modern Haverland electric heater.

From here, the accommodation flows through to the spacious lounge, a particularly light and airy reception room with ample space for both comfortable seating and a dining table. A double-glazed window to the front aspect allows natural light to fill the room, while a modern Haverland electric heater provides additional comfort.

Continuing through the apartment, the modern re-fitted kitchen is a real highlight, finished in a contemporary style with a range of matching wall-mounted and base units, featuring soft-close fittings and attractive wood-effect worktops that create a warm yet modern feel. The kitchen has been designed with practicality in mind, offering generous drawer storage, including large base drawers and a full-extension corner cupboard for convenient access. Further features include a sink and drainer, an eye level integrated microwave. eye level multifunction oven, an inset hob with extractor hood over and an integrated washing machine and integrated fridge/freezer. A double-glazed window to the front aspect completes this well-appointed space.

The property continues to offer two well-proportioned double bedrooms, both positioned to the rear. The principal bedroom is a generous double room, enjoying a double-glazed window and a modern Haverland electric heater. The second bedroom is equally versatile, making an ideal guest bedroom while also offering the flexibility to serve as a home office, hobby room or craft space, depending on individual needs.



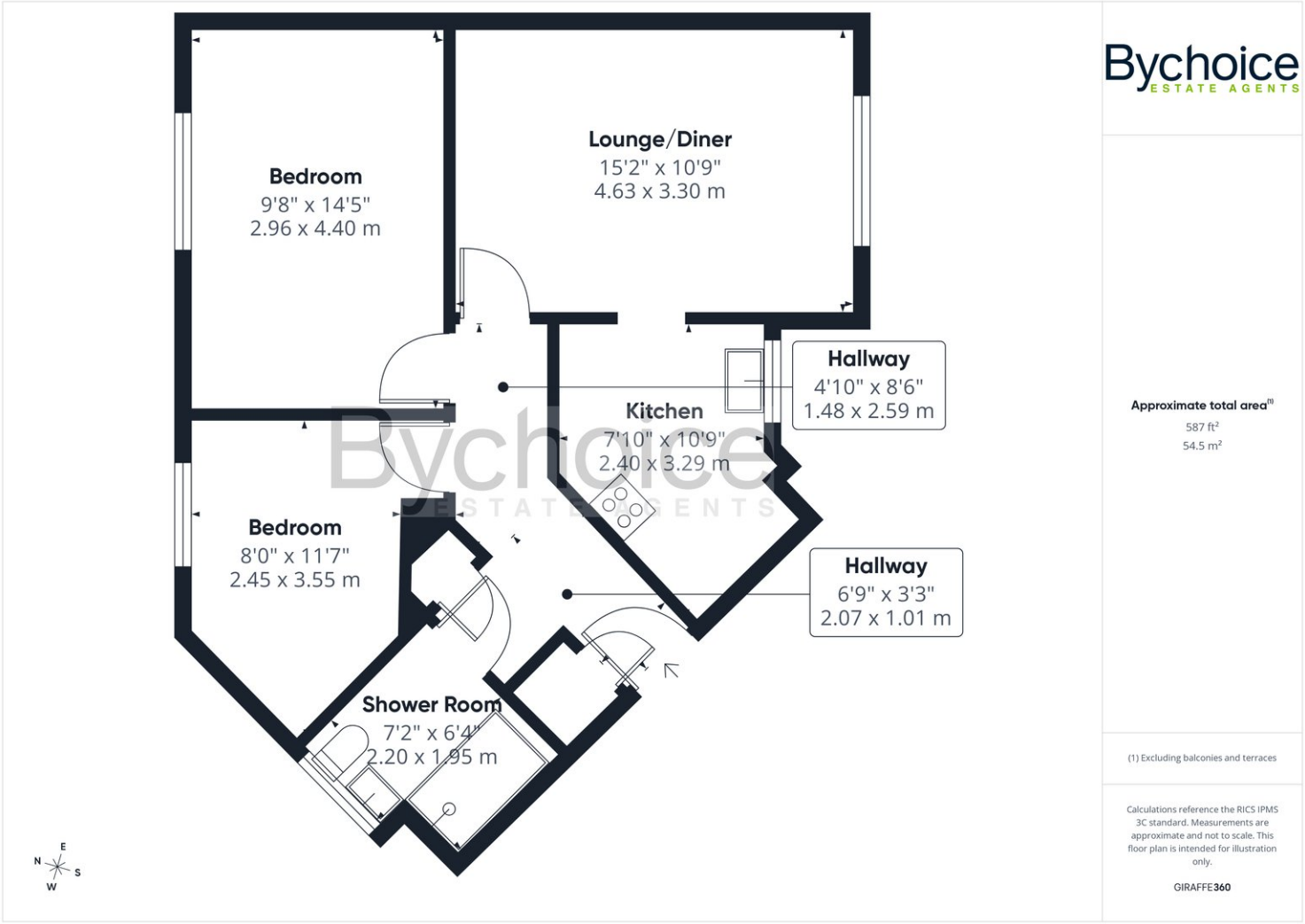









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Approximate total area(1)
587 ft²
54.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

Tenure – Leasehold

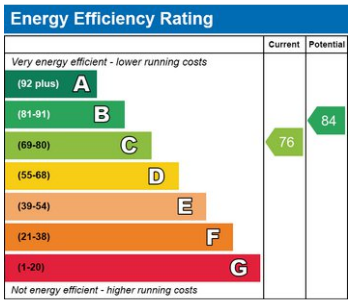
Lease Length – 120 Years Remaining

Service Charge – Service Charge –£3192 (includes water charges)

Ground Rent – £266 Per 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 outside with EE, Three, O2 & Vodaphone. (Ofcom data)



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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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