



Suffolk Square, Sudbury CO10 1UJ

welcome to

Suffolk Square, Sudbury

EXTENDED LEASE Situated on the edge of Sudbury town centre giving easy access to all local amenities is this spacious one bedroom ground floor apartment with stylish open plan kitchen/living and allocated parking.

Entrance Porch

Door to front aspect. Doorway to:-

Inner Hall

Door leading to bathroom and bedroom.

Open Plan Kitchen / Living

Double glazed window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Space for appliances. Built in storage. Electric heater.

Bedroom One

Two double glazed windows to front aspect. Electric heater.

Bathroom

Suite comprising low level WC, vanity wash hand basin and shower cubicle. Electric heater.

Outside

To the front of the property, accessed off Queens Road, you will find a private residents car park with an allocated parking space as well as further visitor spaces with communal areas being predominantly laid to lawn.





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Suffolk Square, Sudbury

- Extended lease
- 141 years remaining on the lease
- Ground floor
- One bedroom
- Open plan kitchen / living

Tenure: Leasehold EPC Rating: D

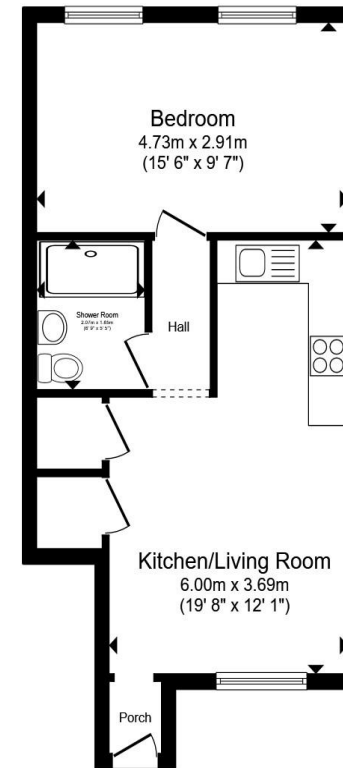
Council Tax Band: A Service Charge: 1308.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 1978. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£110,000



Total floor area 40.7 m² (438 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
SUD111558 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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