



Weavers Court, Sudbury CO10 1HY

welcome to

Weavers Court, Sudbury

NO ONWARD CHAIN GROUND FLOOR* Set within a highly regarded over 55s development in the heart of Sudbury is this well presented two bedroom ground floor apartment with its own private back door.

Entrance Hall

Entrance door. entry phone system. Storage heater. Care line system.

Lounge

Double glazed window to rear aspect. Storage heater.

Kitchen

Double glazed window to rear aspect. Double glazed door leading to small courtyard area. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with one and a half bowl. Integral oven with hob over. Space for appliances. Storage cupboard, large airing cupboard, storage heater.

Bedroom One

Double glazed window to front aspect. Fitted bedroom furniture. Storage heater,

Bedroom Two

Double glazed window to front aspect. Storage heater.

Bathroom

Suite comprising low level WC, wash hand basin and shower cubicle. Heated towel rail, extractor fan.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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Weavers Court, Sudbury

- Two bedrooms
- Ground floor
- Over 55s development
- Town centre location
- No onward chain

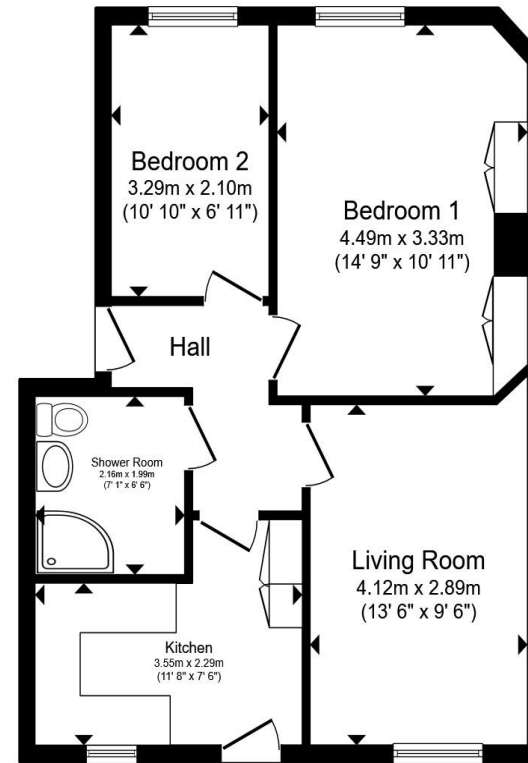
Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1145.04

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£175,000



Total floor area 52.3 m² (563 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:
SUD111692 - 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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