



Sudbury Hall | Melford Road | CO10 1AR

An exquisite two-bedroom apartment in Sudbury is available this October. The apartment combines modern comfort and convenience with elegant design and high quality fixtures and fittings. Situated in a prime location, this apartment benefits from a private balcony, allocated parking, two double bedrooms and a contemporary kitchen with integrated appliances. Call now to arrange a viewing.

£1,275 pcm

- Available October!
- Two Double Bedrooms
- Allocated Parking
- Close to Local Amenities
- Private Balcony
- Large Kitchen/Living Area

Approximate Room Sizes

ENTRANCE HALLWAY Enter into the property from communal hallway. Doors to bathroom, both bedrooms and kitchen/living area.

LIVING ROOM/KITCHEN 12' 76" x 22' 95" (5.59m x 9.12m) Open plan living and kitchen room. The kitchen has a range of matching wall and base units with marble affect work surface over. Integrated sink with drainer. Electric oven and hob. Integrated fridge/freezer, washing machine and dishwasher. The living room area has double doors opening onto a large balcony that runs the left of the apartment.

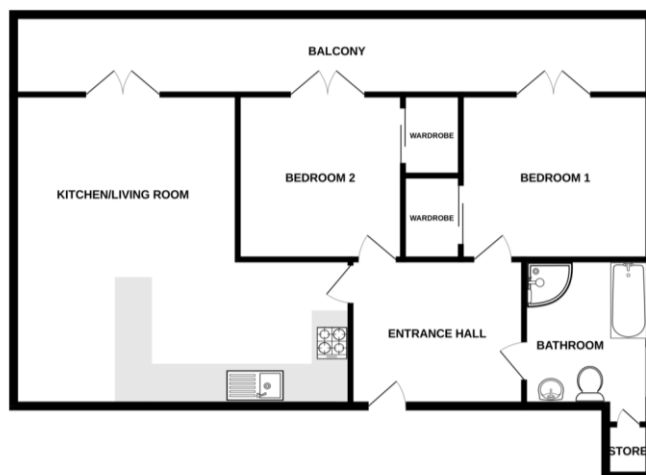
BEDROOM ONE 12' 85" x 11' 05" (5.82m x 3.48m) Double doors onto balcony. Fitted wardrobe with sliding doors.

BEDROOM TWO 11' 01" x 11' 40" (3.38m x 4.37m) Double doors onto balcony. Fitted wardrobe with sliding doors.

BATHROOM 7' 77" x 9' 07" (4.09m x 2.92m) The bathroom comprises of a single bath, shower with curved glass screen, toilet and sink within a vanity unit providing storage. Window to side aspect.

AGENTS NOTE Unfortunately the landlord does not accept pets at this property.

Local Authority – Babergh District Council
Council Tax Band – D
Post Code – CO10 1AR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

