

98 Lucas Road, Sudbury, CO10 2WS



Leasehold

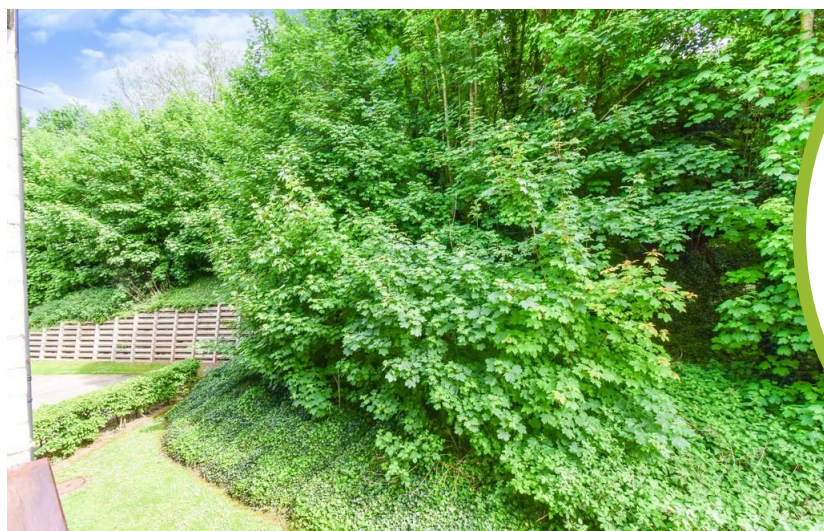
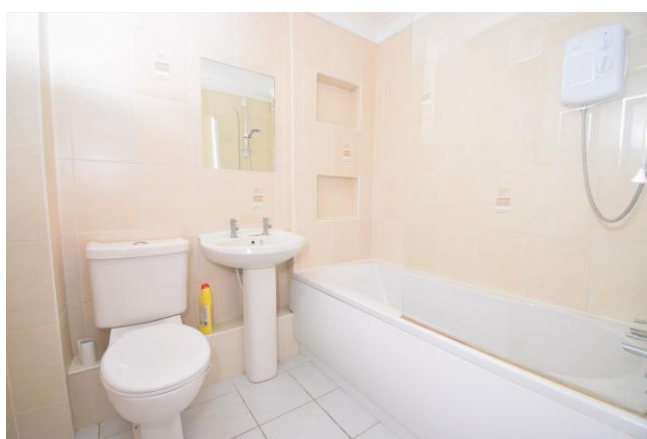
Offers In Region Of

£100,000

Subject to contract

No onward chain

- 1 bedroom
- 1 reception room
- 1 bathroom



This well presented first floor one bedroom flat is offered for sale with no onward chain. Set back from the access road the property enjoys views of the woodland to the rear and briefly comprises entrance hall, one bedroom, one reception room, kitchen, bathroom and a telephone entry system.

Some details

General information

This newly redecorated first floor apartment is offered for sale with no onward chain and is set just a short walk from Sudbury town centre. The property includes a spacious double bedroom, bright living area, separate kitchen and bathroom.

The whole apartment is laid to laminate and tiling and the property begins with an entrance hall which includes the telephone entry system and doors off. Set to the front of the flat is the spacious double bedroom which includes two single glazed windows to the front aspect and a night storage heater. The main living area is located to the rear of the property and overlooks a wooded area to the rear via single glazed window and includes a night storage heater and access into the kitchen. The kitchen includes a range of wall and base units with roll top worksurface including an integrated four ring electric hob and one and a half bowl stainless steel sink and drainer, double electric oven and plumbing for appliances such as dishwasher and washing machine. The kitchen also includes the airing cupboard and again enjoys a view of the wooded area to the rear. The accommodation concludes with the bathroom which includes a panel enclosed bath with electric pump shower, extractor fan, W.C, wash hand basin, wall mounted fan heater and tiled floor and surrounding walls.

Entrance hall

3' 8" x 6' 2" (1.12m x 1.88m)

Living room

14' x 10' 1" (4.27m x 3.07m)

Kitchen

10' 1" x 6' 7" (3.07m x 2.01m)

Bedroom

12' 5" x 10' 5" (3.78m x 3.18m)

Bathroom

6' 7" x 5' 8" (2.01m x 1.73m)

Outside

The flat is accessed by a communal entrance door and surrounding gardens with a natural wooded area to the rear as well as a concrete area for parking.

Location

Lucas Road is positioned on the edge of the market town of Sudbury close to the village of Great Cornard, its position means that it is walking distance to the town centre and all that Sudbury

has to offer such as branch rail link service to London Liverpool Street via Marks Tey station, a range of high street names and boutique shops with a good selection of cafes, restaurants and pubs.

Important information

Council Tax Band - A

Services - We understand that mains water, drainage and electricity are connected to the property.

Tenure - Leasehold

EPC rating - C

Lease details - Subject to confirmation from the management company, these charges are for the current year and maybe subject to change.

Original lease date - 24/06/1990

Remaining lease length - 67 years

Ground rent - £93.90 per annum

Service charge - £982.80 per annum (paid quarterly)

Our ref - SP

Agents note

Any intending viewers or purchasers are advised of the following: An EWS1 form (External Wall Survey) may be recommended for certain apartment buildings dependant on issues such as the height of the structure. the positioning of balconies and composition of any external cladding. Fenn Wright have not undertaken any such assessment in respect of this particular property and this note has been added to all flats being offered for sale throughout our business as appropriate general guidance .We recommend that potential purchasers seek advice from their solicitor and an independent Chartered Surveyor before committing to a purchase.

Directions

Using the postcode as the point of origin, the block containing this flat is situated towards the bottom of the road on the right hand side. For full directions please contact a member of the sales team on 01787 327000.

Further information

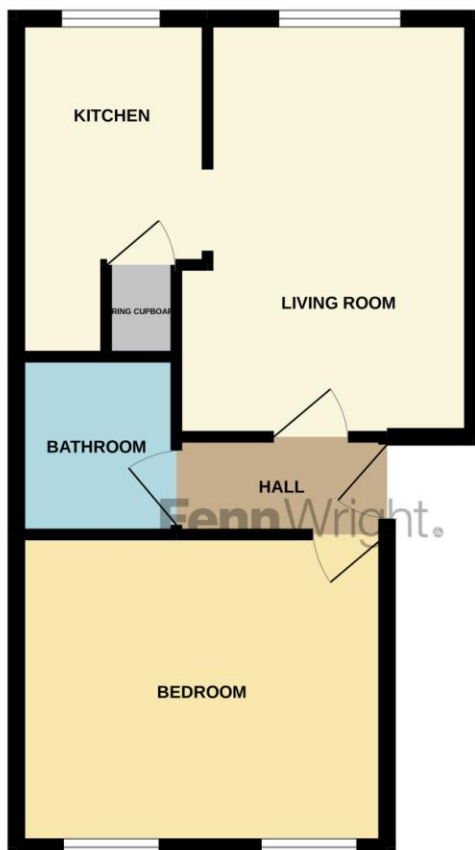
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

To make an appointment to view this property please call us on 01787 327 000.

1ST FLOOR FLAT
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 387 sq.ft. (36.0 sq.m.) approx.

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To find out more or book a viewing

01787 327 000

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