

44 Lucas Road, Sudbury, CO10 2WR



Leasehold

£105,000

Subject to contract

No onward chain

- 1 bedroom
- 1 reception room
- 1 bathroom



A very well presented first floor apartment with parking and secure entry phone system, offered for sale with no onward chain making an ideal first time purchase or rental investment.

# Some details

## General information

A very well presented one bedroom first floor apartment conveniently situated for access to the town centre and the local branch line railway station. Benefitting from double glazing, communal parking and secure entry phone system.

The electrically heated accommodation is briefly composed of a main entrance door leading you into communal entrance hall with stairs rising up to the first floor. The front door to the apartment leads you into an entrance hall with wood style flooring where doors lead off to the accommodation. At the rear of the property is a spacious lounge/diner with double glazed window, wood style flooring and the ability to be set into two distinct zones affording a space for a table plus a living area. Further archway from the lounge leads into a refitted kitchen with high gloss black units and drawers, work surfaces surround incorporating a sink, four-ring halogen hob with glass splashback and wall mounted extractor. There is an integrated washer/dryer and space for fridge/freezer plus slim wine cooler, double glazed window and useful built-in cupboard housing the hot water cylinder.

Set towards the front is a good size bedroom with two double glazed windows plus a free-standing mirror-fronted wardrobes which are to be included in the sale. The accommodation is then concluded with a three-piece bathroom suite with p-shaped bath with wall mounted shower, part tiled surrounds, vanity wash hand basin and double glazed windows.

## Lounge/diner

14' x 10' 2" decreasing to 9' 3"  
(4.27m x 3.1m, 2.82m)

## Kitchen

10' 2" x 6' 10" (3.1m x 2.08m)

## Bedroom

12' 5" x 10' 6" (3.78m x 3.2m)

## Bathroom

6' 10" x 5' 10" (2.08m x 1.78m)

## Outside

The outside does benefit from communal areas which include garden areas, parking and bin areas plus a secure phone entry into the apartment.

## Location

Sudbury is a thriving and expanding market town with a good range of local amenities including branch rail link to London Liverpool Street station via Marks Tey with local bus service, a range of boutique shops as well as high street brand names and supermarkets including Waitrose, Sainsbury's, Tesco and Aldi.

## Important information

Council Tax Band - A

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

Tenure - Leasehold

EPC rating - tbc

Our ref - NAS

## Lease information

Lease commenced: 1990 (99 year lease) Currently 66 years remaining on lease

Ground rent: £95 per annum

Service charge: £1004 per annum

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

## 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 Fenn Wright's offices in Market Hill as point of origin, once you enter Lucas Road follow the road down and the property can be found in a block towards the end of the road on the left hand side.

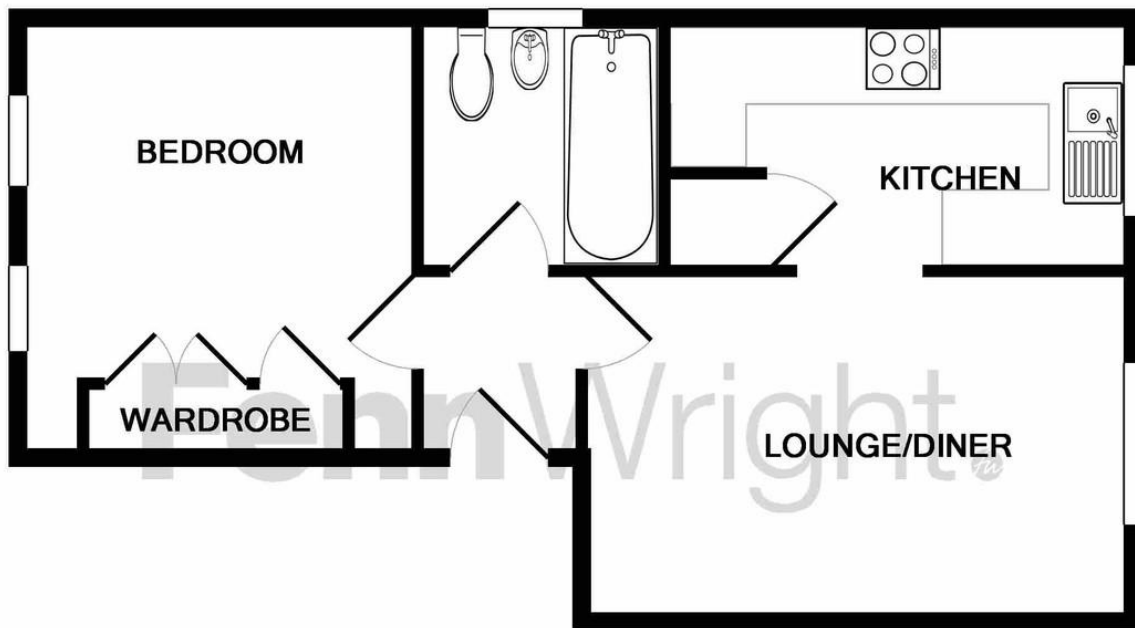
## Further information

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

[fennwright.co.uk](http://fennwright.co.uk)

## Viewing

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



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To find out more or book a viewing

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