

## Summary

A well presented two bedroom first floor apartment located just a short walk to all the amenities Sudbury town centre has to offer. The property itself has been well maintained and boasts a modern fitted kitchen and bathroom, garage en bloc, and use of the communal gardens. NO ONWARD CHAIN.

## Description

Approximate Room Sizes

**COMMUNAL ENTRANCE HALL** Entrance door into communal entrance hall, doors lead to the communal garden. Stairs ascending to first floor landing.

**ENTRANCE HALL** Entrance door into entrance hall. Doors off to kitchen, bathroom and cupboard. Opening into the sitting room.

**SITTING ROOM 14' 4" x 14' 2" (4.37m x 4.32m)** Double glazed window to front, doors to bedrooms.

### **KITCHEN 11' 6" x 6' 7" (3.51m x 2.01m)**

Double glazed window to rear, modern fitted kitchen comprising matching wall and base level units with work surfaces over, stainless steel sink with mixer tap over and drainer to side, gas double oven with inset gas hob to remain, extractor fan over, space and plumbing for washing machine, space for fridge/freezer, door to cupboard.

### **BEDROOM ONE 14' 8" x 9' 7" (4.47m x 2.92m)**

Double glazed window to rear.

### **BEDROOM TWO 11' 7" x 9' 1" (3.53m x 2.77m)**

Double glazed window to front.

### **BATHROOM**

Double glazed window to rear,

paneled bath with taps, shower attachment and shower screen over. Vanity unit with wash hand basin over and concealed w/c.

**OUTSIDE** The property benefits from the use of the communal gardens and has a garage located on bloc.

## AGENTS NOTE

TENURE - Leasehold (each leaseholder in this block owns 1/16th of the freehold)

LEASE LENGTH - We understand the owners have just agreed a lease extension to 999 years

SERVICE CHARGE - £1150

COUNCIL TAX BAND - A

EPC RATING - TBC

HEATING - Gas central heating

DRAINAGE - Mains drainage

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – A

Tenure – Leasehold

Services – Gas Central Heating, Mains Drainage, Water, Electric

Post Code – CO10 2TY

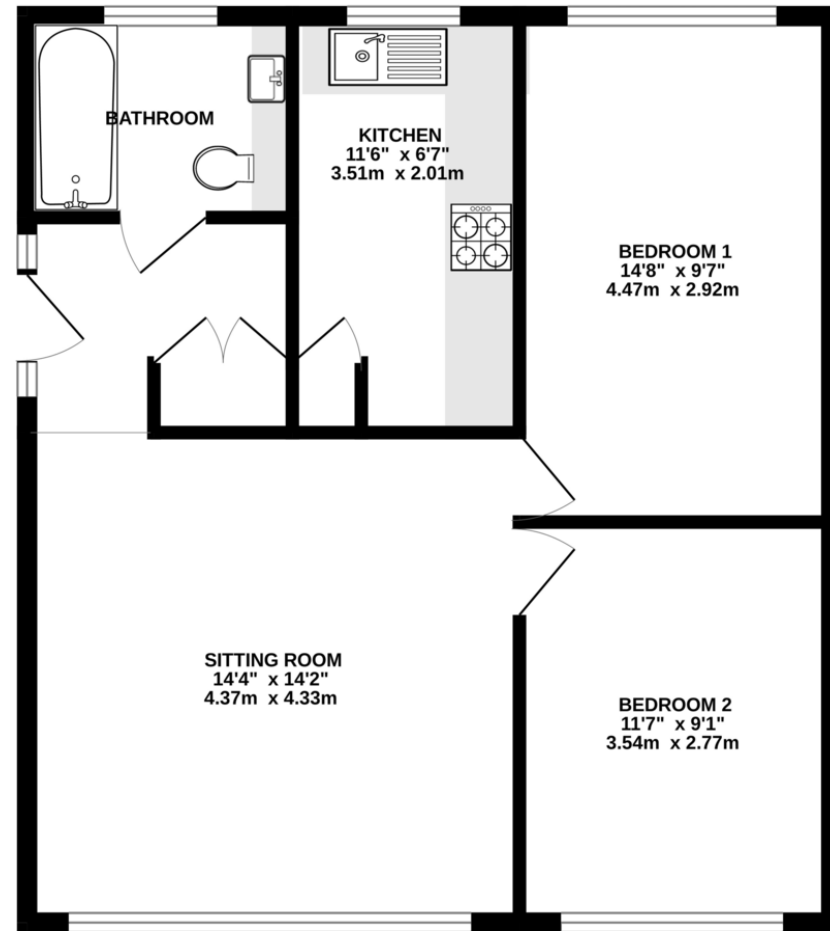
Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400







TOTAL FLOOR AREA : 615 sq.ft. (57.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been listed and no guarantee as to their operability or efficiency can be given.  
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Your home may be repossessed if you do not keep up repayments on your mortgage.

Awaiting EPC

**Contact Details**  
 6 King Street, Sudbury, Suffolk, CO10 2EB

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## Minden Road | Sudbury | CO10 2TY

**£160,000**

A well presented two bedroom first floor apartment located just a short walk to all the amenities Sudbury town centre has to offer. The property itself has been well maintained and boasts a modern fitted kitchen and bathroom, garage en bloc, and use of the communal gardens. NO ONWARD CHAIN.

- Two Bedrooms
- First Floor Apartment
- Modern Fitted Kitchen
- Modern Fitted Bathroom
- Spacious Sitting/Dining Room
- Communal Gardens
- Garage En Bloc