



John Howe Court | Gaol Lane | CO10 1JL

Available in July in Sudbury's town centre is a one-bedroom flat with a wealth of character boasting exposed beams throughout. The property benefits from an open plan kitchen and living room with an integrated hob and oven, large double bedroom and ensuite bathroom with shower over bath. Call now to arrange a viewing.

£775 pcm

- Available July
- Double Bedroom
- Exposed Beams
- Open Plan Kitchen and Living Room
- Gas Central Heating
- Off Road Parking Available

Approximate Room Sizes

ENTRANCE HALL Enter from front door. Access to bedroom, storage cupboard and kitchen/living room. Large window full length of hallway, radiator.

OPEN PLAN KITCHEN / LIVING ROOM 11' 97" x 17' 82" (5.82m x 7.26m) The kitchen comprises of a range of matching wall and base units with work surface over and integrated hob and oven. Stainless steel sink with drainer. Exposed beams throughout. Large window to front aspect. Radiator.

BEDROOM 14' 95" x 9' 12" (6.68m x 3.05m) 'L-shaped' room with space for a double bed and additional furniture. Skylight, radiator and beams.

ENSUITE White bathroom suite with paneled bath and shower over, toilet, hand basin, skylight window, radiator.

Local Authority – Babergh District Council
Council Tax Band – A
Post Code – CO10 1JL

GROUND FLOOR
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA: 529 sq.ft. (49.2 sq.m.) approx.
While every effort has been made to ensure the accuracy of the information contained herein, measurements of areas, volumes, capacity and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for general guidance purposes only and should not be relied upon for any specific purpose. The user should verify all dimensions and measurements on site before making any purchase. Make safe 2022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	76	76

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	78	78

Contact Details

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