



DAVID
BURR

**Flat 9, Walnut Tree Place, Simon Theobald Close,
Sudbury, Suffolk**



Sudbury is a thriving market town surrounded in part by open farmland and countryside including the famous Water Meadows. The town has a wealth of amenities and facilities including a railway link to London Liverpool Street. There is an excellent range of shops to cater for most everyday needs as well as a choice of pubs, restaurants, recreational and educational facilities. The nearby market towns of Colchester (15 miles) and Bury St Edmunds (18 miles) offer extensive amenities, the former providing a mainline station to London Liverpool Street, serving the commuter.

A well-presented and particularly spacious ground floor apartment situated within a highly regarded conversion scheme within a few moments' walk of town amenities, the water meadows and Sudbury train station. The property contains accommodation which includes an open-plan kitchen/dining/living room, two double bedrooms (one with en-suite) and a family bathroom. There is private garden space on each side of the apartment as well as the further benefit of two off-road parking spaces. **NO ONWARD CHAIN.**

A high-quality two-bedroom ground floor apartment with gardens and parking in the centre of this thriving Suffolk market town.

Front door leading to:-

ENTRANCE HALL: 12'4" x 3'11" (3.75m x 1.20m) A spacious area with a door leading to:-

Inner Hall: With a useful cupboard off with space for plenty of storage and also containing the Worcester boiler. Doors leading to:-

KITCHEN/DINING/LIVING ROOM: 25'8" (max) x 15'1" (7.82m x 4.60m) A well-designed open-plan room with a matching range of base and wall level white gloss units with worksurfaces incorporating a stainless-steel four-ring NEFF hob with tiled splashback and extractor fan over and a one-and-a-half sink with a faucet tap above and drainer to side. Integrated refrigerator and freezer, integrated washing machine/tumble dryer and a CDA dishwasher. NEFF electric combination oven, display shelving and plenty of storage. Ample room for seating and a dining table and chairs and with a feature fireplace with a polished stone surround. Dual aspect outlook onto the property's gardens on each side.

BEDROOM 1: 19'6" x 15'1" (5.94m x 4.60m) A well-proportioned and particularly bright room with a triple aspect outlook and with double doors opening onto the property's gardens. Door leading to:-

EN-SUITE: Finished to a high standard with a large double-width walk-in shower with marble effect tiles, rainfall style showerhead and additional attachment below. Also containing a WC, wash hand basin and a contemporary chrome heated towel rail.

BEDROOM 2: 15'3" x 11'4" (4.66m x 3.45m) A further well-proportioned double bedroom currently utilised as a study and a further reception room with a range of fitted high-quality storage and a large window allowing for plenty of natural light.

BATHROOM: Finished to a high standard with a bath with mixer tap and shower attachment over and with tiled flooring and partially tiled walls. WC, wash hand basin and window overlooking the garden area.

Outside

The property is approached via an impressive communal entrance hall which leads to the front door. On either side of the property are private garden areas. Accessible from the sitting room is a private terrace finished with stone paving and enclosed by evergreen hedging. There is the further benefit of a **TIMBER STORAGE SHED**. A gateway leads onto steps down to Alan Phillips Way. Accessible from bedroom 1 is a further garden perfect to contain potted plants and with a particularly useful timber gate leading onto one of the property's **TWO PARKING SPACES**.

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band B – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000)

COUNCIL TAX BAND: D

TENURE: Leasehold

LENGTH OF LEASE: 250 years with 244 years remaining

ANNUAL GROUND RENT: £250.00

ANNUAL SERVICE CHARGE AMOUNT: £2112.00

WHAT3WORDS: enveloped.driven.minerals

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

FLOORPLAN TO BE APPENDED

