

DAVID
BURR

**27 SUFFOLK SQUARE, SUDBURY,
SUFFOLK, CO10 1UJ**



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.

This spacious one-bedroom ground floor apartment is situated in the heart of Sudbury and is tastefully decorated throughout offering easy access to both town amenities and meadow walks. This property is being offered with **NO ONWARD CHAIN**.

A one-bedroom ground floor apartment with allocated parking.

Guide £100,000

LONG MELFORD (01787) 883144

*Bury St. Edmunds Castle Hedingham Clare Leavenheath Newmarket Woolpit London SW1
www.davidburr.co.uk*

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Solid wooden door with obscure glass leading to:-

ENTRANCE HALL: With door leading to:-

KITCHEN/DINING/SITTING ROOM: 19'7" x 12'2" (5.97m x 3.71m) A large L-shaped room with window to the front and two useful understairs storage cupboards with a modern fitted kitchen, stone effect worktop and attractive tiled splashback. Integrated sink with drainer unit with space for oven, washing machine, fridge freezer and dishwasher.

Inner Hall: Space for shoes and coats and doors leading to:-

BEDROOM: 15'7" x 9'7" (4.75m x 2.92m) A particularly long, light room with two windows to the front with space for large double bed and a range of other bedroom furniture.

BATHROOM: A three-piece suite consisting of a pedestal wash hand basin, close coupled WC, large panel bath with attractive tiled surround.

Outside

To the front of the property, accessed off Queens Road, you will find a private car park with an **ALLOCATED PARKING SPACE** as well as further visitor spaces with communal areas being predominantly laid to lawn.

SERVICES: Main water and drainage. Main electricity connected. Electric heating.

NOTE: None of the services have been tested by the agent.

EPC RATING: D. 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: A.

TENURE: Leasehold. Please contact David Burr for further details.

ANNUAL GROUND RENT: £15

ANNUAL SERVICE CHARGE AMOUNT: £969.50 for 2024.

WHAT3WORDS: ///nudge.blocking.saving

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.

