

## Description

### Approximate Room Sizes

**THE PROPERTY** Upon entry to the block, you'll find a secure entrance system leading to communal hallway with stairs ascending to the second floor landing. A door on the second floor provides access to the flat and the entrance hall, which features an airing cupboard for your convenience and doors off to rooms.

The sitting/dining room boasts a window overlooking the rear, accompanied by an electric heater and a further door to the kitchen.

In the kitchen, you'll discover cream gloss cabinets complemented by a work surface. Integrated appliances include a sink with a drainer, electric hob with a single oven, and an extractor hood. Additionally, there's a provision for a washing machine.

The double bedroom offers another window to the rear and an electric heater.

Completing the accommodation, the bathroom features a window to the side and is equipped with a toilet, sink, and a bath with an electric shower overhead.

Outside you will find ample off road parking available for residents and guests as well as use of the expansive communal gardens.

**THE LOCATION** Sudbury is a charming market town, where history and modern conveniences harmoniously coexist. This location mirrors the town's unique blend, creating a warm and inclusive community while providing effortless access to a wide range of amenities and neighboring towns.

Sudbury presents an inviting shopping experience with a diverse array of stores catering to various needs. The town is renowned for its vibrant Thursday and Saturday markets, where locals and visitors can explore stalls offering fresh produce, artisan goods, and more. Dining options in Sudbury are abundant, with a mix of restaurants, cafes, and traditional English pubs. You can relish everything from classic British dishes to international cuisine, often prepared with locally sourced ingredients. For culture enthusiasts, Sudbury has much to offer. It's steeped in history and home to attractions like Gainsborough's House, the birthplace of the famous artist Thomas Gainsborough, and the exquisite St. Peter's Church. The Quay Theatre hosts live performances and cultural events, enhancing the town's cultural scene.

Nature lovers will find the picturesque countryside surrounding Sudbury perfect for walking, cycling, and leisurely strolls along the scenic River Stour. The town itself boasts parks and green spaces for relaxation and recreational activities. Families will appreciate the variety of educational institutions, including primary and secondary schools, and further education colleges.

Sudbury's healthcare facilities are conveniently accessible, with the Sudbury Community Health Centre and numerous pharmacies offering essential services.

The town's excellent transportation links make it an ideal home base for those wishing to explore nearby towns and regions. Sudbury has its own train station, providing direct connections to London Liverpool Street and neighboring towns. Reliable bus services further expand the connectivity, making it easy to venture out and explore. Station Road in Sudbury also opens the door to a world of neighboring towns to explore. A short drive away is Long Melford, known for its historic village, antique shops, and the grand Holy Trinity Church. A 30-minute drive takes you to Bury St. Edmunds, a thriving market town with historical attractions like the Abbey Gardens and a wide array of shopping and dining options. Heading south, you'll discover Colchester, a vibrant town with a rich history, a zoo, a castle, and various cultural attractions. To the east lies Ipswich, approximately 20 miles away, offering

an even broader spectrum of amenities, including shopping centers, museums, and a lively waterfront area.

### AGENTS NOTE

Lease Length - 65 years remaining

Service Charge - £1920 per annum

Ground Rent - £90 paid twice annually

Property Construction – Standard Brick Construction

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – A

Tenure – Leasehold

Services – Mains Water, Mains Electric, Mains Drainage, Electric

Heating Post Code – CO10 2WR

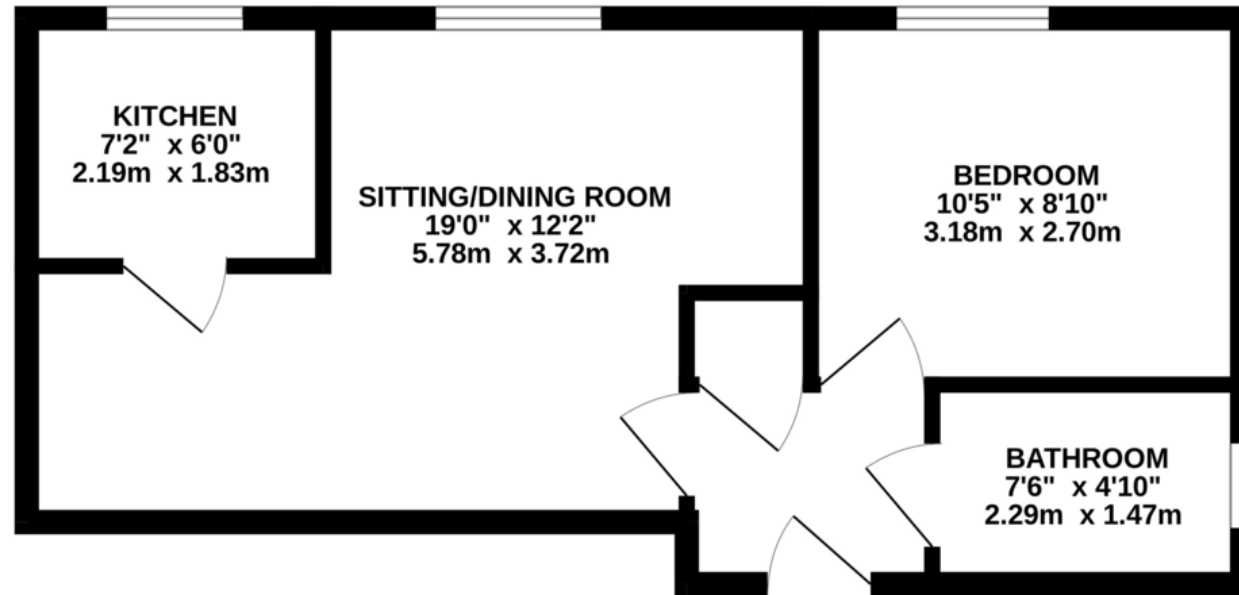
Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400







TOTAL FLOOR AREA : 379 sq.ft. (35.2 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 tested 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

**Contact Details**  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

## Lucas Road | Sudbury | CO10 2WR

£90,000

A one bedroom second floor flat located within walking distance to Sudbury town centre. Boasting a spacious sitting/dining room, kitchen, double bedroom and bathroom. Externally the property benefits from ample parking spaces and use of the communal gardens. NO ONWARD CHAIN.

- Second Floor Flat
- One Double Bedroom
- Sitting/Dining Room
- Kitchen
- Bathroom
- Ample Off Road Parking
- Communal Gardens