

Description

Approximate Room Sizes

THE PROPERTY Nestled in the bustling heart of Sudbury Town Centre, this exquisite flat offers a seamless blend of convenience and comfort. Welcomed by the communal entrance hall, access is facilitated by an intercom system. Ascend the stairs to the first floor landing, where a door leads to a small hall, granting entry to the flat. Inside the flat, the hallway branches into various rooms, and is accompanied by a practical storage cupboard.

The centerpiece of the flat is its expansive open-plan living area, boasting abundant natural light. The sitting/dining room features two tall sash windows on one side and an additional window on the other, offering ample space for relaxation and dining. Flowing seamlessly from this space is the kitchen area, equipped with matching wall and base units, complemented by stainless steel fixtures. The integrated gas hob with an overhead extractor fan and undercounter electric oven elevate the culinary experience. Convenient provisions for a washing machine and fridge/freezer are also present, alongside a side aspect window.

The bedroom maintains the airy ambiance, illuminated by a full-height sash window. Adjacent, the bathroom presents a serene retreat with a panelled bath, wall-mounted shower, and glass shower screen. Completing the ensemble are the close-coupled w/c, washbasin with taps, and a towel rail radiator.

Externally, residents benefit from a practical storage locker in the communal area, leading to recently landscaped communal gardens. These outdoor spaces offer a tranquil escape, featuring a blend of patio and lawned areas bordered by wooden panel fencing, creating a harmonious outdoor oasis.

THE LOCATION

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 neighbouring 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 neighbouring 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 centres, museums, and a lively waterfront area. E

AGENTS NOTE

Lease Length - 980 years remaining

Service Charge - £828 per annum

Ground Rent - £150 per annum

Construction – Standard Brick Construction

Additional Information

Local Authority – Babergh District Council

Council Tax Band – A

Tenure – Leasehold

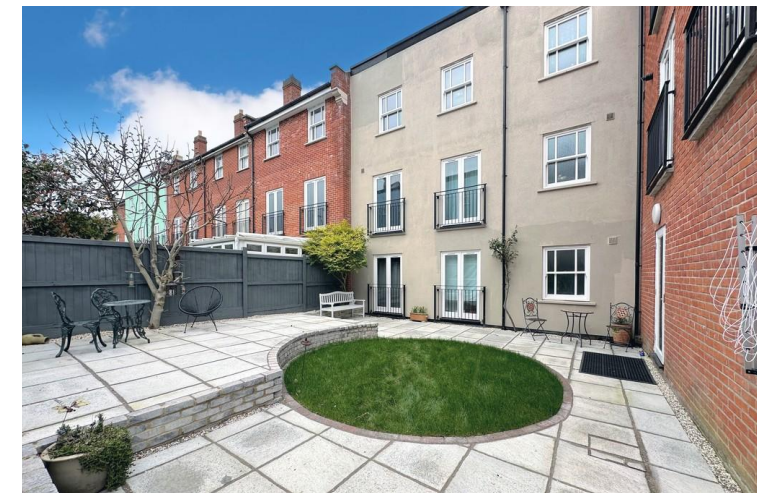
Services – Gas Central Heating, Electric, Water & Mains Drainage

Post Code – CO10 1HD

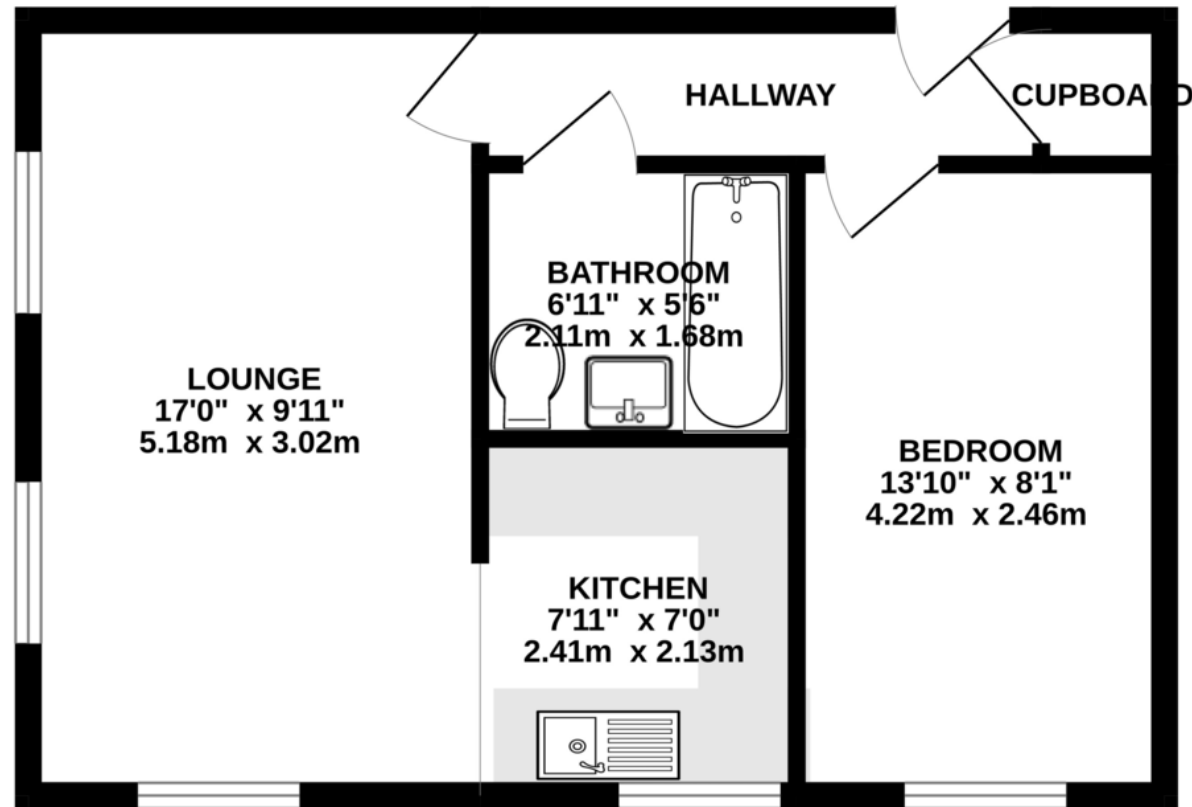
Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400



FIRST FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	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 are 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

Burkitts Lane | Sudbury | CO10 1HD

A beautiful one bedroom apartment located in the heart of Sudbury Town Centre. Boasting a light and spacious open plan sitting/dining room, kitchen and bathroom. Externally the property benefits from a recently landscaped communal garden and is just a short walk away from Sudbury Train Station.

£155,000

- One Bedroom Apartment
- Open Plan Sitting/Dining Room
- Kitchen
- Bathroom
- Communal Gardens
- Sudbury Town Centre
- Walking Distance To Train Station