

## Description

Approximate Room Sizes

**THE PROPERTY** A first-floor apartment, accessible through a communal entrance with windows providing ample natural light from both the front and rear. The staircase ascends to the first floor, leading you into a spacious and inviting hallway.

As you enter from the front door, the hallway offers access to all rooms, including a storage cupboard, both bedrooms, the bathroom, and the living room. The hallway also features loft access, providing additional storage space.

The living room is a bright and airy space. An electric fireplace adds a cosy touch, and a window to the front aspect fills the room with natural light. An archway seamlessly connects the living room to the kitchen.

The kitchen is equipped with a range of wall and base units, complemented by work surfaces. It includes space for a freestanding oven with a hob and extractor fan, along with spaces for a washing machine and fridge/freezer. The kitchen features a stainless steel sink, and a window to the rear.

The generously sized main bedroom offers a window to the front. The second bedroom has a window to the rear..

The bathroom is fitted with a paneled bath and shower over, a low-level flush WC, and a pedestal sink. Additionally, there is a door to a cupboard housing the water tank and a window to the rear.

Externally, the property benefits from a communal

residential parking area with an allocated parking space for one vehicle. A communal garden to the front offers a pleasant outdoor space for residents to enjoy.

**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.

**AGENTS NOTE** Lease Length - From 26 August 1988 to 30 June 2987. 963 years remaining.

Service Charge - £420 per annum

Ground Rent – No Ground Rent Payable

Property Construction – Standard Brick Construction

Utilities – Mains Water, Mains Electric, Mains Drainage, Electric Heating

Broadband - Ultrafast broadband with downloads speeds of up to 1000Mbps and upload speeds of up to 220Mbps (Ofcom data)

Mobile Coverage - Voice & Data likely with EE, Three, O2 & Vodaphone. (Ofcom data)

LOUNGE/DINER 19' 4" x 9' 10" (5.9m x 3m)

KITCHEN 9' 8" x 6' 9" (2.97m x 2.06m)

MASTER BEDROOM 12' 0" x 10' 0" (3.66m x 3.05m)

BEDROOM 2 11' 3" x 7' 2" (3.45m x 2.2m)

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Leasehold

Post Code – CO10 1JQ

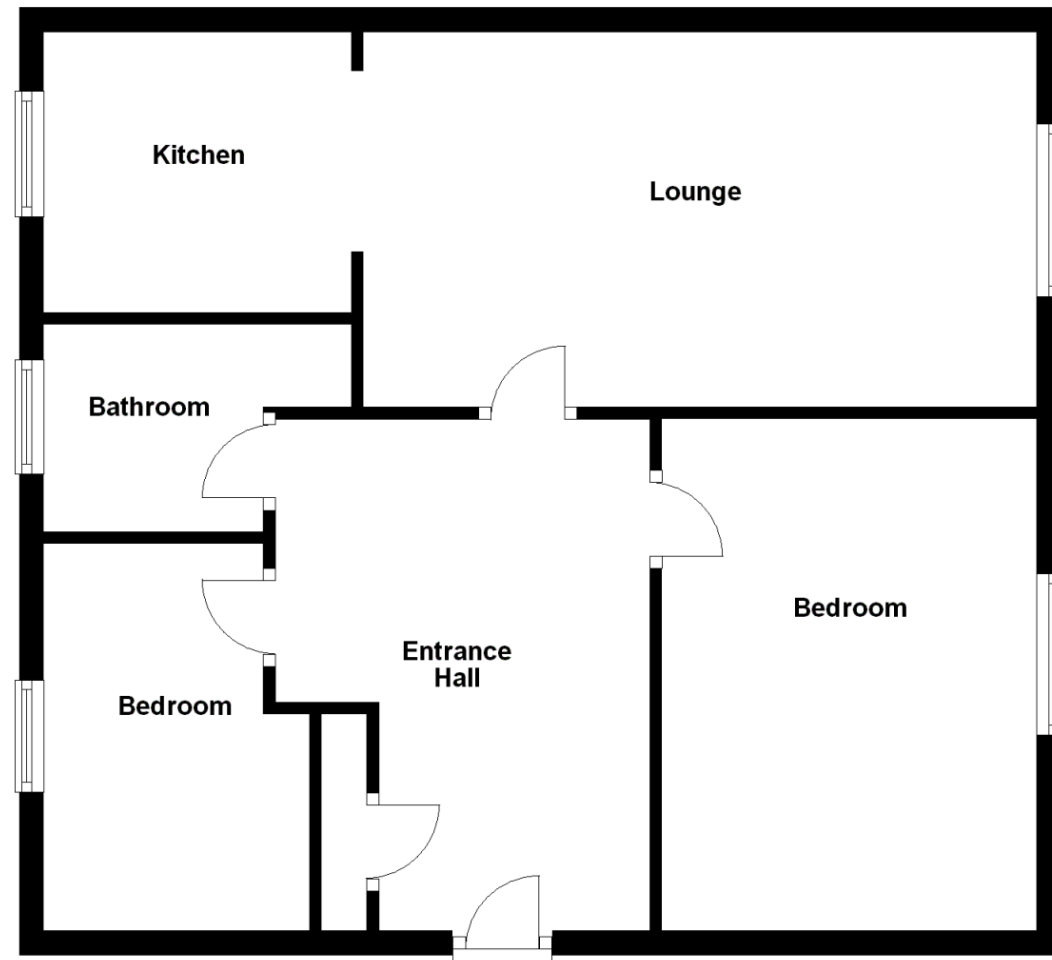
Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400







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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		77 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 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

### Old Market Court | Burkitts Lane | CO10 1JQ

£160,000

TOWN CENTRE LOCATION WITH PARKING! A two bedroom first floor flat benefiting from lounge/diner, kitchen, bathroom, secure door entry system, & allocated parking. Short walk to Sudbury train station and ample other amenities. Sold with a lease of 963 years remaining. NO ONWARD CHAIN!

- Town Centre Location
- Allocated Parking
- Two Bedrooms
- Kitchen
- Sitting/Dining Room
- Bathroom
- Long Lease