



Weavers Court, Sudbury CO10 1HY

welcome to

Weavers Court, Sudbury

Set within a highly regarded over 55s development within the heart of Sudbury town centre is this extremely well presented two bedroom ground floor apartment. The property offers a spacious bay fronted lounge and beautiful refitted kitchen and shower room.



Entrance Hall

Entry phone system. Alarm system, storage cupboard and airing cupboard. Electric radiator.

Lounge

14' 8" max x 11' 1" (4.47m max x 3.38m)
Double glazed box bay window to front aspect.
Electric radiator. Door leading to:-

Refitted Kitchen

10' 2" x 6' 3" (3.10m x 1.91m)
Double glazed window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with one and a half bowl. Integral oven with hob and hood over. Space for appliances.

Bedroom One

12' x 9' 3" (3.66m x 2.82m)
Double glazed window to rear aspect with fitted shutter.

Bedroom Two

9' 10" into wardrobes x 6' 8" (3.00m into wardrobes x 2.03m)
Double glazed window to rear aspect with fitted shutter. Large fitted wardrobe.

Bathroom

Suite comprising low level WC, vanity wash hand basin and large shower cubicle. Heated towel rail, extractor fan.



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Weavers Court, Sudbury

- Town centre location
- Easy access to water meadows
- Two bedrooms
- Ground floor
- Over 55s development

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 2835.88

Ground Rent: 258.66

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£168,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD111073 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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