



John Howe Court | Gaol Lane | CO10 1JL

AVAILABLE NOW! A modern first floor apartment in Sudbury's town centre with two double bedrooms, open plan kitchen and lounge, integrated hob, oven and freestanding washing machine, bathroom with shower over bath, exposed beams. Unfortunately, this property does not accept pets.

£895 pcm

- Open Plan Kitchen & Lounge
- Two Double Bedrooms
- Gas Central Heating
- Exposed Beams
- Gas Central Heating
- Off Road Parking

Approximate Room Sizes

ENTRANCE HALL Wooden door, storage cupboard containing boiler, radiator.

OPEN PLACE KITCHEN / LOUNGE Open plan, range of matching wall and base units with work surface over, hob and oven, washing machine, sink with drainer, window, radiator.

BEDROOM 1 Double bedroom, radiator, window.

BATHROOM White bathroom suite with panelled bath and shower over, toilet, hand basin, radiator.

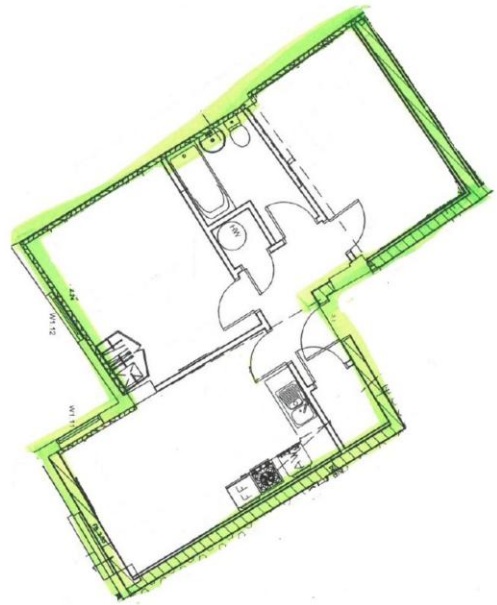
BEDROOM 2 Double bedroom, radiator, velux window.

AGENTS NOTE Unfortunately, this property does not accept pets. Off road parking is not allocated and is on a first come first serve basis.

Agents Note *(All fees are inclusive of VAT)*

- Excellent references will be required by anyone renting through Bychoice
- A deposit equal to five weeks rent will be required
- A holding deposit equal to one weeks rent will be required on application
- Tenants will be required to provide their own contents insurance

Local Authority – Babergh District Council
Council Tax Band – A
Post Code – CO10 1JL



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

