



Coach House Court, Gaol Lane, Sudbury

£850

Property Summary

A well-presented top-floor apartment located in the heart of Sudbury. The property offers a generously sized bedroom and living room and also benefits from one parking space. Available now.

- Available Now
- Top Floor Apartment
- Town Centre Location
- Parking Available



AGENTS NOTE

- The property has 1 parking space.
- This landlord cannot accept pets.

COMMUNAL ENTRANCE

Leading to:

ENTRANCE HALL

Generously sized hall leading to:

LIVING ROOM

12'4" x 14'6" (3.77 m x 4.43 m)

Two windows overlooking rear aspect, radiator.

KITCHEN

8'1" x 11'3" (2.46 m x 3.42 m)

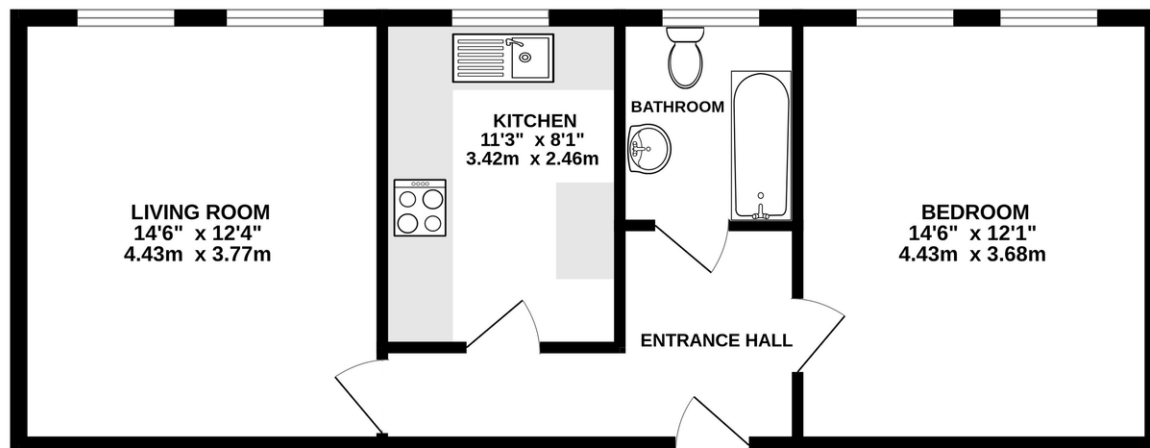
A range of matching wall and base units with a black worktop over. Integrated electric oven with hob and extractor fan above. Stainless steel sink with drainer, window overlooking rear aspect.

BATHROOM

6'0" x 7'1" (1.84 m x 2.15 m)

A white suite comprising a pedestal sink, WC, and panelled bath with shower screen and shower over. Frosted window to rear aspect.

GROUND FLOOR 560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 560 sq.ft. (52.0 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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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 84 | 86 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

Additional Information

Tenure:

Council Tax Band:

Local Authority: Babergh District Council

Post Code: CO10 1JL

Viewings by appointment only

Tel: 01787 468408

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Bychoice
ESTATE AGENTS



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