



**SCOTT
MADDISON**



20 Parker Place

Sudbury CO10 1YG

Asking Price £159,950

Leasehold



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The accommodation with approximate room sizes:
Entrance door to

HALL

10'5" x 5'6" max (3.20m x 1.70m max)

Part glazed entrance door to hall. Radiator. built in cupboard.

BATHROOM

6'8" x 5'6" (2.03m x 1.68m)

Three piece suite comprising low level WC Pedestal wash hand basin. Full length panel bath and shower attachment and shower screen. Chrome ladder radiator. Double glazed window to front.

LOUNGE/DINER

14'9" x 12'2" max (4.50m x 3.71m max)

Double French doors to rear aspect. Radiator.

BEDROOM

12'9" x 10'4" max (3.91m x 3.15m max)

Double glazed window to rear. Built in double wardrobe with mirror sliding doors. Fitted carpet.

FITTED KITCHEN

9'0" x 7'10" (2.74 x 2.39)

Fitted kitchen comprising stainless steel one and a half bowl single drain sink unit with sweeping worktop surfaces to both sides. Integrated fridge freezer. Washer dryer. Dishwasher. Four ring gas hob and electric oven and grill under. Extractor canopy over. Cupboard housing the gas fired boiler. Double glazed window to front. Concealed lighting to worktop surfaces.

OUTSIDE

There are communal, pretty, landscaped gardens surrounding the development. Small patio terrace to the immediate rear. Communal lawned area beyond. PARKING. We understand there is one allocated space together with visitors parking.

LEASE DETAILS.

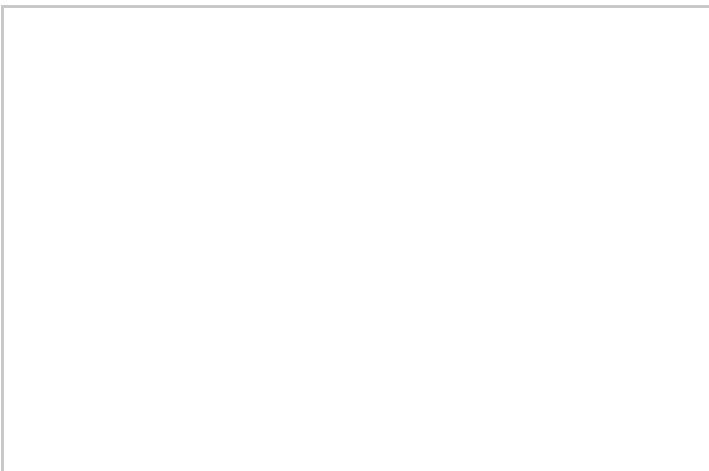
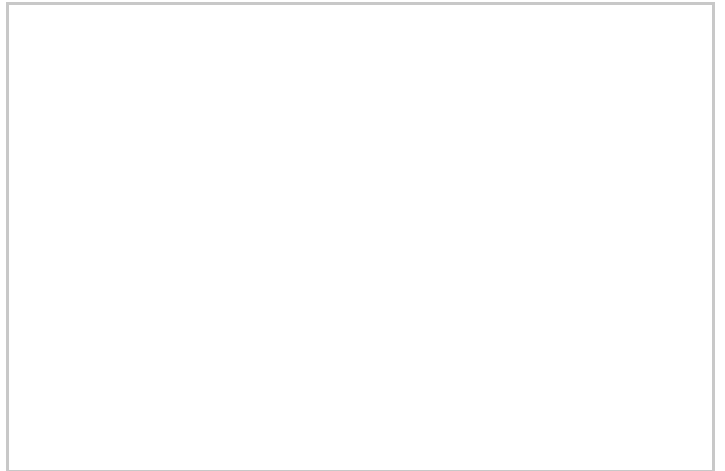
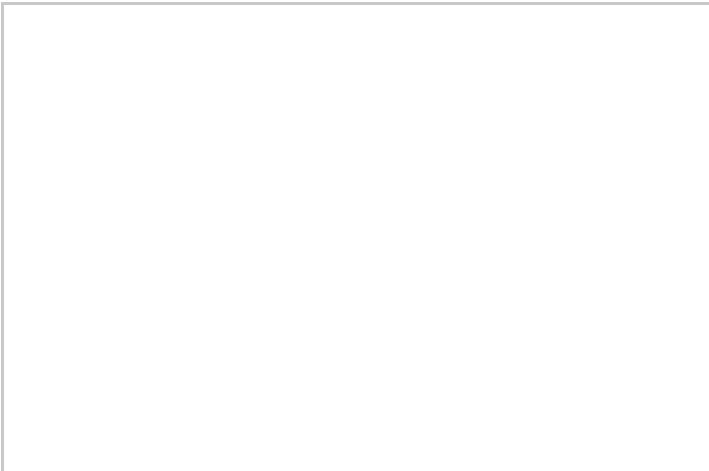
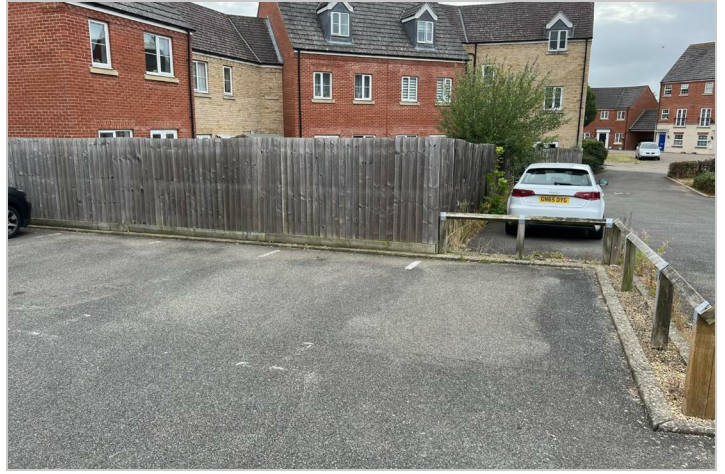
We understand from the vendor the following:

TERM REMAINING 109 YEARS.

GROUND RENT £350 PER YEAR.

SERVICE CHARGE £1000 A YEAR TO BE CONFIRMED.

Council Tax Band: A.



Road Map



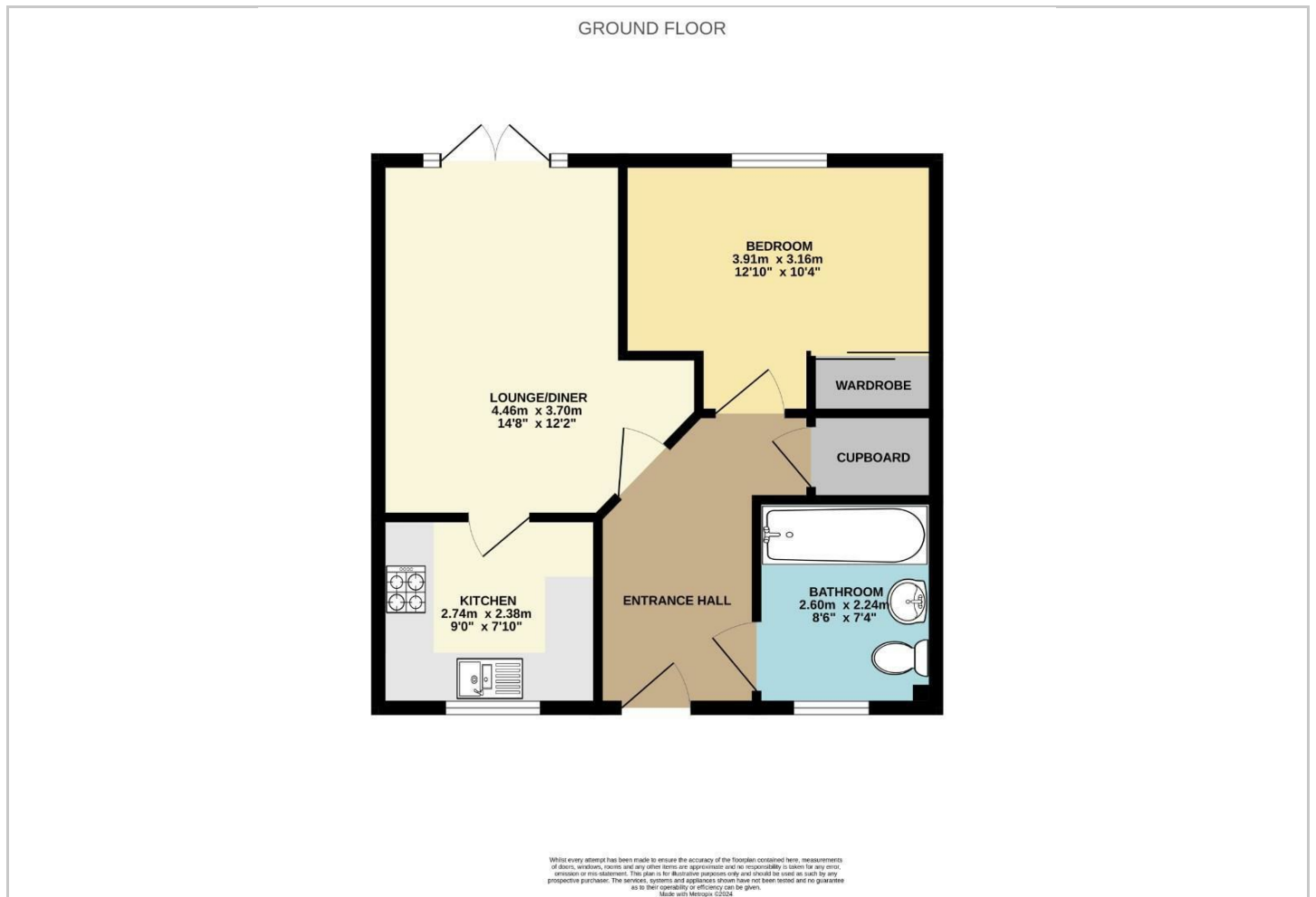
Hybrid Map



Terrain Map



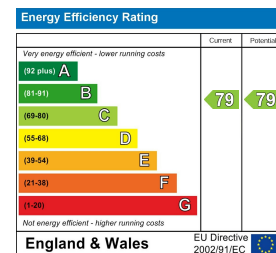
Floor Plan



Viewing

Please contact our Scott Maddison Halstead Office on 01787 479988 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.