



## Lucas Road, Sudbury, Suffolk, CO10 2WS

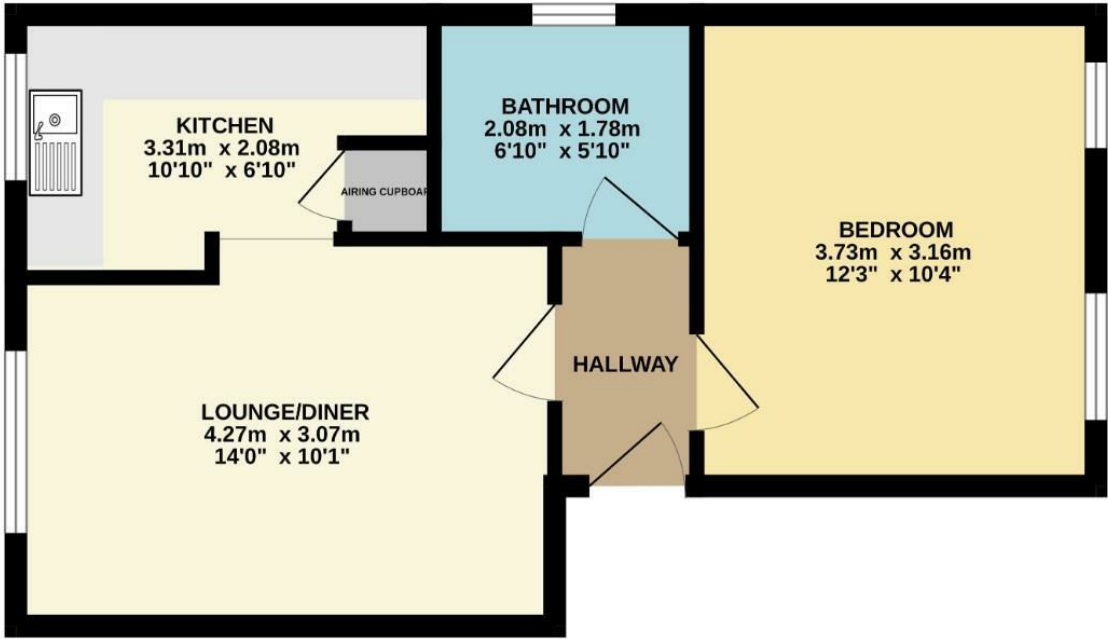
**Rent - £825 PCM**

**Deposit - £951**

Located on Lucas Road in Sudbury, this second floor flat offers a blend of comfort and convenience. With one bedroom, this property is ideal for individuals or couples seeking a living space. The flat features a reception room, providing a lovely area to relax or entertain guests. The location is particularly advantageous, as it is situated close to Sudbury town, allowing access to a variety of local amenities, shops, and transport links. This area is known for its friendly community and picturesque surroundings, making it a wonderful place to call home. If you are looking for a one bedroom flat in a prime location, this property on Lucas Road is certainly worth considering. It presents an excellent opportunity for those wishing to enjoy the best of Sudbury living.

- SECOND FLOOR FLAT
- ONE BEDROOM
- CLOSE TO SUDBURY TOWN
- FAMILY BATHROOM
- ONE ALLOCATED PARKING SPACE
- LOUNGE/ DINER
- ELECTRIC HEATING AND ENERGY RATING D
- APPROXIMATE SIZE - 395 SQ FT
- SORRY NO PETS/ COUNCIL TAX BAND A
- AVAILABLE SEPTEMBER

GROUND FLOOR  
36.7 sq.m. (395 sq.ft.) approx.



TOTAL FLOOR AREA : 36.7 sq.m. (395 sq.ft.) 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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