



£250,000

Price Guide

Simon Theobald Close, Sudbury



Located on the ground floor of the highly exclusive and well regarded St Gregorys Place Development, formerly Walnut Tree Hospital, sits this handsome and generously proportioned one bedroom luxury apartment. Within striking distance of the town centre the accommodation provides impressive views towards the local water meadows and the ancient site of St. Gregory's church. St. Gregory's Place offers a unique opportunity to live in this historic and picturesque setting.

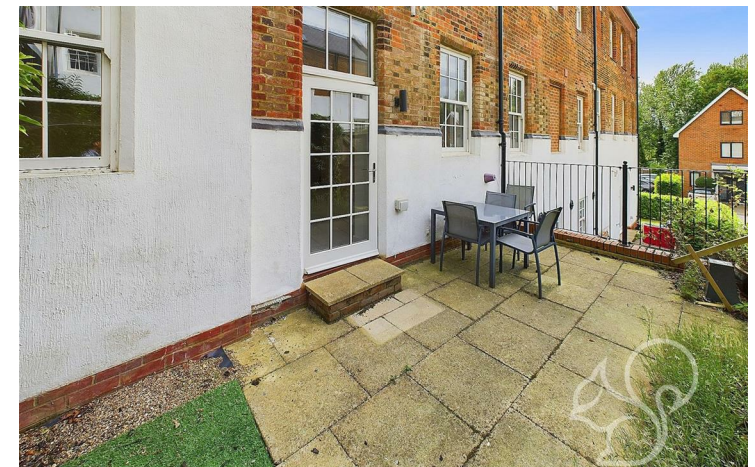
Entry to the property is gained via a secure entry phone system opening to a welcoming shared entrance hall. The kitchen boasts

sleek gloss white units paired with pristine white stone worktops, creating a clean and sophisticated aesthetic. A Franke sink adds a touch of luxury, while the integral fridge freezer and dish washer ensures seamless integration with the cabinetry. The eye-level oven is both practical and elegant, making meal preparation a breeze. Chrome electrical hardware throughout the kitchen enhances the modern design, providing both durability and a contemporary aesthetic. Flowing effortlessly from the kitchen, the living area is designed for comfort and style. Dual aspect windows allow natural light to flood the space, enhancing the open and airy feel. The bedroom provides space to comfortably fit a double bed whilst also

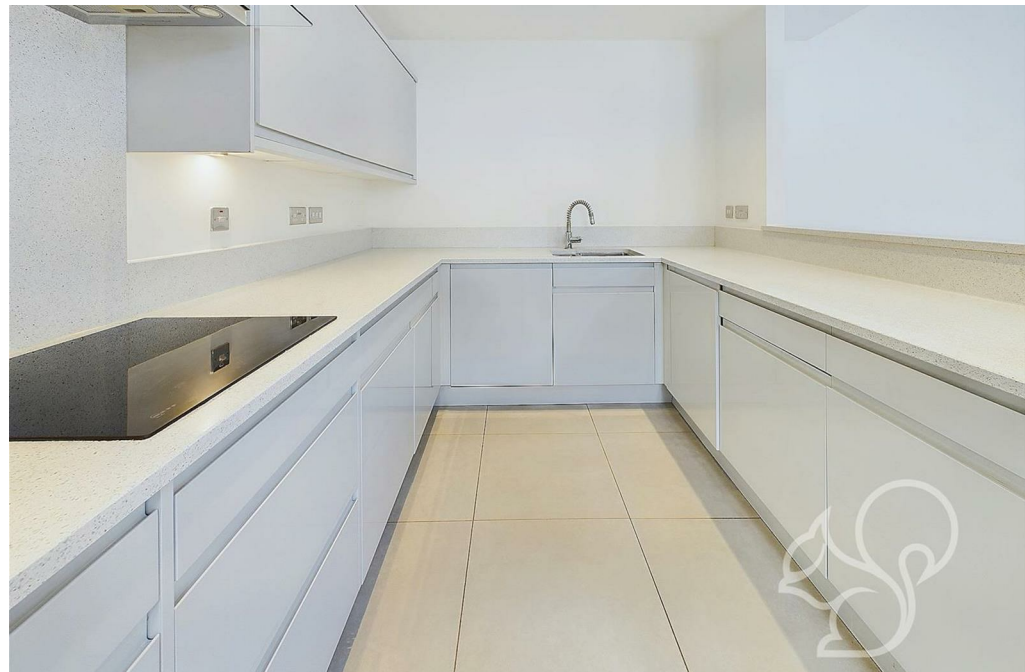
providing sizeable fitted wardrobe space. The shower room offers a fully tiled finish comprising of a double width shower cubicle, low level WC and wash hand basin.

Externally the property offers a private, external courtyard area. Accessible from the living room this space commences with a paced seating area enclosed by various established shrubs. This home also benefits from a communal seating area, secure bicycle storage and storage lockers/store room available also.

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Approximate total area[®]

57.48 m²
618.71 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.


GIRAFFE360

Local Authority:

Tenure:
Leasehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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