

oakheart

£170,000

Offers In The Region Of
Weavers Court, Sudbury

Discreetly located in the heart of Sudbury and offered with no onward chain, this first floor two bedroom retirement property forms part of the popular Weavers Court development for the over 55's. The apartment enjoys an exceptionally convenient position, just a short stroll from Sudbury's shops, restaurants, bus station and train station, making day-to-day living easy and accessible.

Sudbury itself offers a wide range of amenities including sports clubs, leisure facilities, the renowned Quay Theatre, a twice-weekly market, and

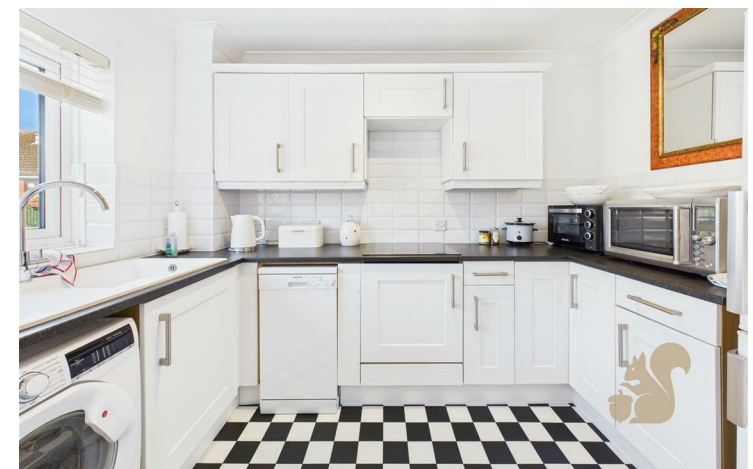
a fantastic selection of pubs and restaurants. For those who enjoy the outdoors, the town is surrounded by picturesque countryside with riverside and meadow walks right on the doorstep.

Entry to this residence is gained via secure intercom system to the communal entrance hall. The property comprises a generous living room measuring 14'7" x 10'10", a fitted kitchen comprising of a range of sleek white floor and wall mounted units topped with stone effect work surfaces, space for appliances and an insert ceramic sink and drainer

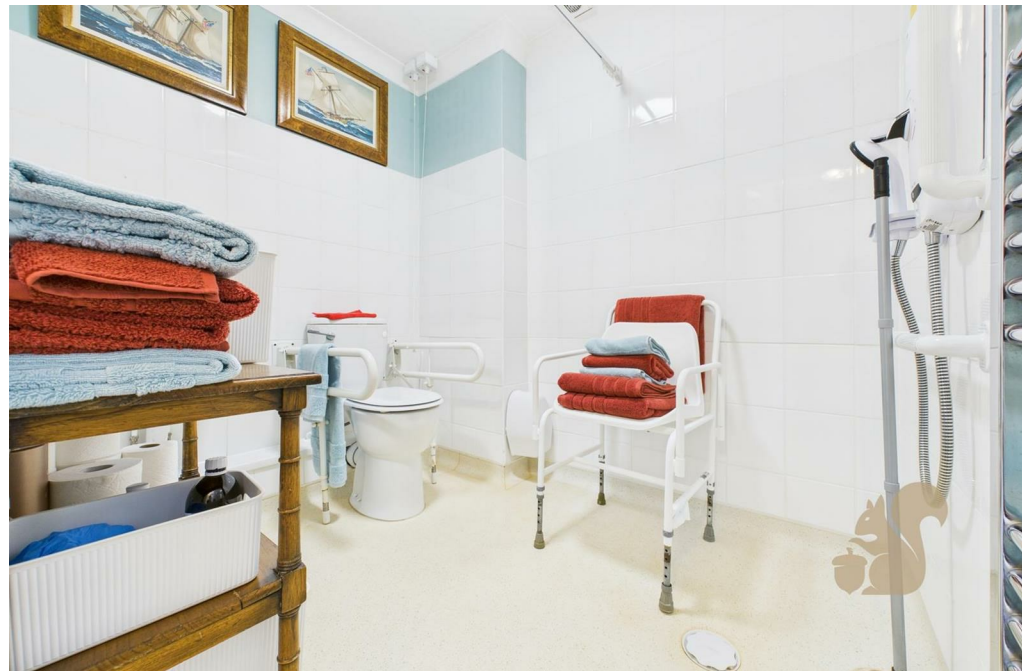
units with chrome mixer tap, two bedrooms including a spacious principal bedroom, and a recently fitted wet room. The layout provides both practicality and flexibility, making it ideal for those seeking a low-maintenance home within easy reach of the town's amenities.

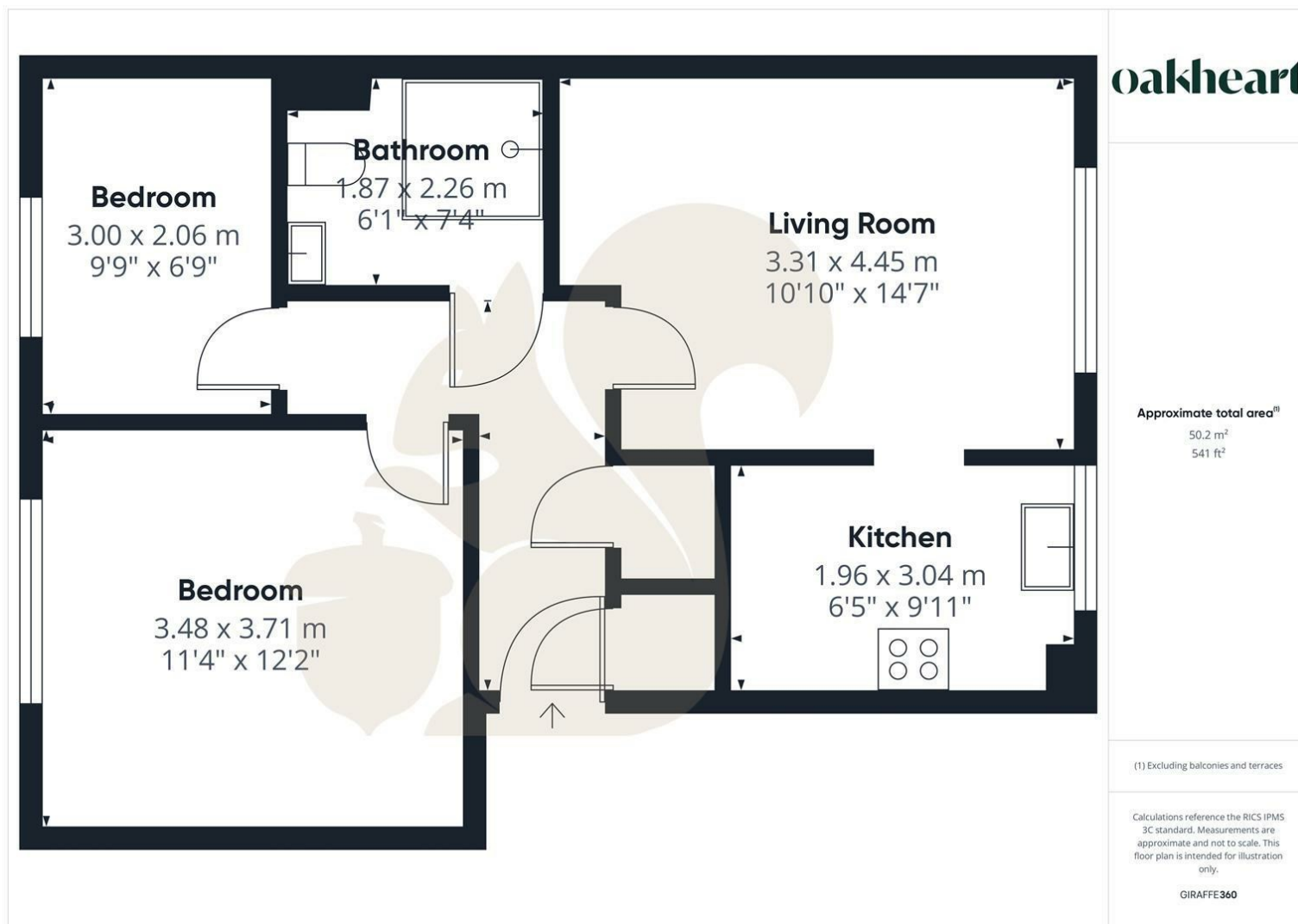
Externally, Weavers Court provides a communal courtyard to the rear of the apartment, parking for residents/guests and maintained plants and shrubbery.

Call Oakheart today to arrange your viewing!









Local Authority:

Tenure:
Leasehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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