

oakheart

£1,195 Per Month

Per Month  
Market Hill, Sudbury

A truly remarkable duplex apartment which is situated in the very heart of Sudbury's historic town centre. Upon entering the property you are greeted by a large kitchen/diner which features an integrated oven and hob with additional space available for key appliances. The kitchen leads out to an impressive open plan living area with high ceilings, character features and plenty of space to entertain. There is also a downstairs WC accessible via the

stairs leading to the bedrooms. On the lower floor of the property is the first bedroom which is of good double size and benefits from an ensuite shower room. On the upper floor of the property is the second bedroom which is also of double size and also benefits from an ensuite bathroom with shower cubicle.

The property is offered unfurnished and is available for

occupation from Early December.

\*Please note that there is no parking attached with this property\*









Local Authority:

TBC

Tenure:

Council Tax Band:

New Build

### Energy Efficiency Rating

|                                                    | Current   | Potential                                                                                                       |
|----------------------------------------------------|-----------|-----------------------------------------------------------------------------------------------------------------|
| <i>Very energy efficient - lower running costs</i> |           |                                                                                                                 |
| (92 plus) <b>A</b>                                 |           |                                                                                                                 |
| (81-91) <b>B</b>                                   |           |                                                                                                                 |
| (69-80) <b>C</b>                                   |           |                                                                                                                 |
| (55-68) <b>D</b>                                   | <b>59</b> | <b>59</b>                                                                                                       |
| (39-54) <b>E</b>                                   |           |                                                                                                                 |
| (21-38) <b>F</b>                                   |           |                                                                                                                 |
| (1-20) <b>G</b>                                    |           |                                                                                                                 |
| <i>Not energy efficient - higher running costs</i> |           |                                                                                                                 |
| <b>England &amp; Wales</b>                         |           | EU Directive<br>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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