



2 King Charles Court | Gainsborough Road | Sudbury | CO10 2FG

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TOWN & VILLAGE
PROPERTIES

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2 King Charles Court, Gainsborough Road, Sudbury, CO10 2FG

“A superb opportunity to acquire this two bedroom cottage nestled within this stylishly finished development of conversions offering off-road parking & being within easy reach to the town centre.”

Description

An exciting opportunity to acquire one of nine properties situated within this stylish and substantial converted residence. Converted into a range of cottages and apartments, the properties are located within a stone's throw of Sudbury town centre, with its wide range of amenities behind the pretty main building believed to be of Georgian origin yet enjoying unlisted status.

Each property comes with communal garden facilities, bin store, bike storage and one allocated parking space per property, accessed via the entrance to King Charles Court.

All properties are subject to a share of freehold on a 999-year lease, each owner taking directorship of the management company.

The Property

Nestled within the heart of this thoughtfully designed and stylishly finished exclusive development of conversions is this delightful two bedroom cottage with one allocated parking space.

The accommodation in more detail comprises:

Front door (accessed via terraced courtyard shared with the neighbouring property) to:

Entrance Hall

Light and airy, welcoming entrance with doors to:

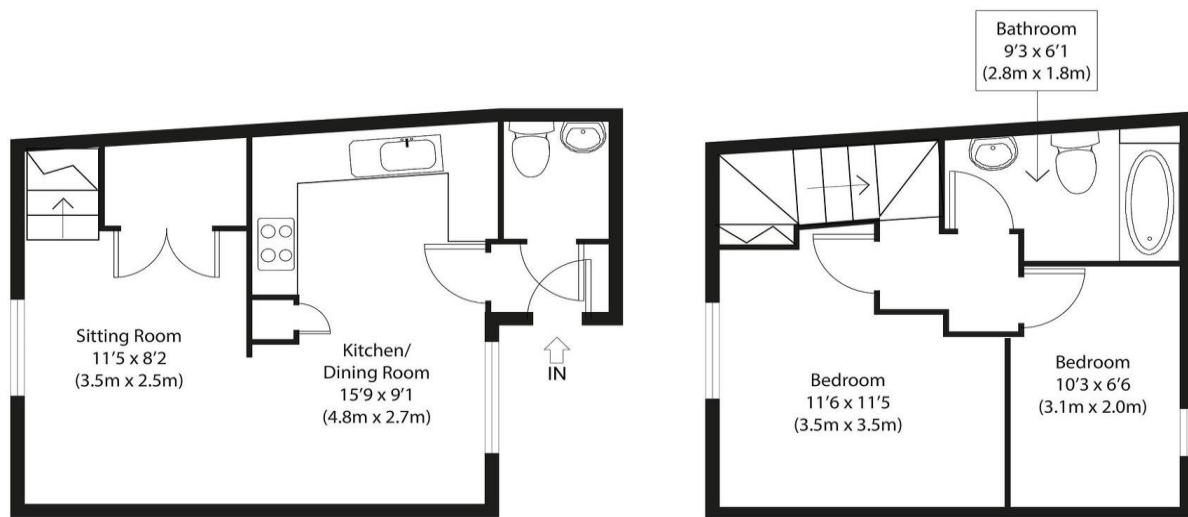
Cloakroom

White suite comprising w.c, hand wash basin with storage under, heated towel rail and extractor.

Kitchen/Breakfast Room **Approx 15'9 x 9'1 (4.8m x 2.7m)**

Stylishly appointed fitted kitchen with a matching range of wall and base units with worktops over and inset with stainless steel sink, drainer and chrome mixer tap. Integrated appliances include Beko oven with four ring halogen hob with extractor over, fridge/freezer, washer/dryer and dishwasher.





Ground Floor

First Floor

Approximate Gross Internal Area
645 sq ft (60 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.spphoto.co.uk

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PROPERTY

Spotlights, window to front aspect and opening to:

Sitting Room Approx 11'5 x 8'2 (3.5m x 2.5m)

Window to rear aspect, stairs rising to the first floor and door to understairs storage cupboard housing the hot water cylinder.

First Floor Landing

With access to loft and doors to:

Master Bedroom Approx 11'6 x 11'5 (3.5m x 3.5m)

Double room with window to rear aspect.

Bedroom Two Approx 10'3 x 6'6 (3.1m x 2.0m)

Window to front aspect.

Bathroom

Luxuriously appointed white suite comprising w.c, hand wash basin with storage under, panelled bath with shower attachment, heated towel rail, spotlights and extractor.

Outside

This property enjoys delightful, well-maintained and thoughtfully designed communal grounds as well as

the added benefit of one allocated parking space, which can be accessed via the entrance to King Charles Court. Also incorporated within the rights are a shared bike store, bin store and basement storage.

Local Authority

Babergh District Council

Council Tax Band – B

Services

Mains water, drainage and electricity. Electric Wi-Fi controlled heating.

Tenure

Share of freehold. Lease length 999 years.

Agents Notes

Each owner will take a director share of the management company. Further details can be found by contacting the agent.

We understand from our client that there are service charges payable on this property, currently totalling around £90.00 per calendar month. Further details can be found by contacting the agent.



Energy performance certificate (EPC)		
2 King Charles Court Gainsborough Street SUBBURY CO10 2FG	Energy rating D	Valid until: 15 January 2033 Certificate number: 9202-9295-5662-8061-8667

Property type	Mid-terrace house
Total floor area	59 square metres

Rules on letting this property

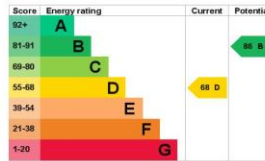
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Disclaimer

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