



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

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TOWN & VILLAGE
PROPERTIES

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

“A superb opportunity to acquire this two bedroom cottage nestled within this stylishly finished development 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.

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 to:

Entrance Hall Approx 3.30m x 2.26m

Light and airy, welcoming entrance with window, stairs rising to the front floor and door to:

Kitchen Area Approx 2.89m x 4.85m

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. Understairs storage cupboard and doors to and step up to:

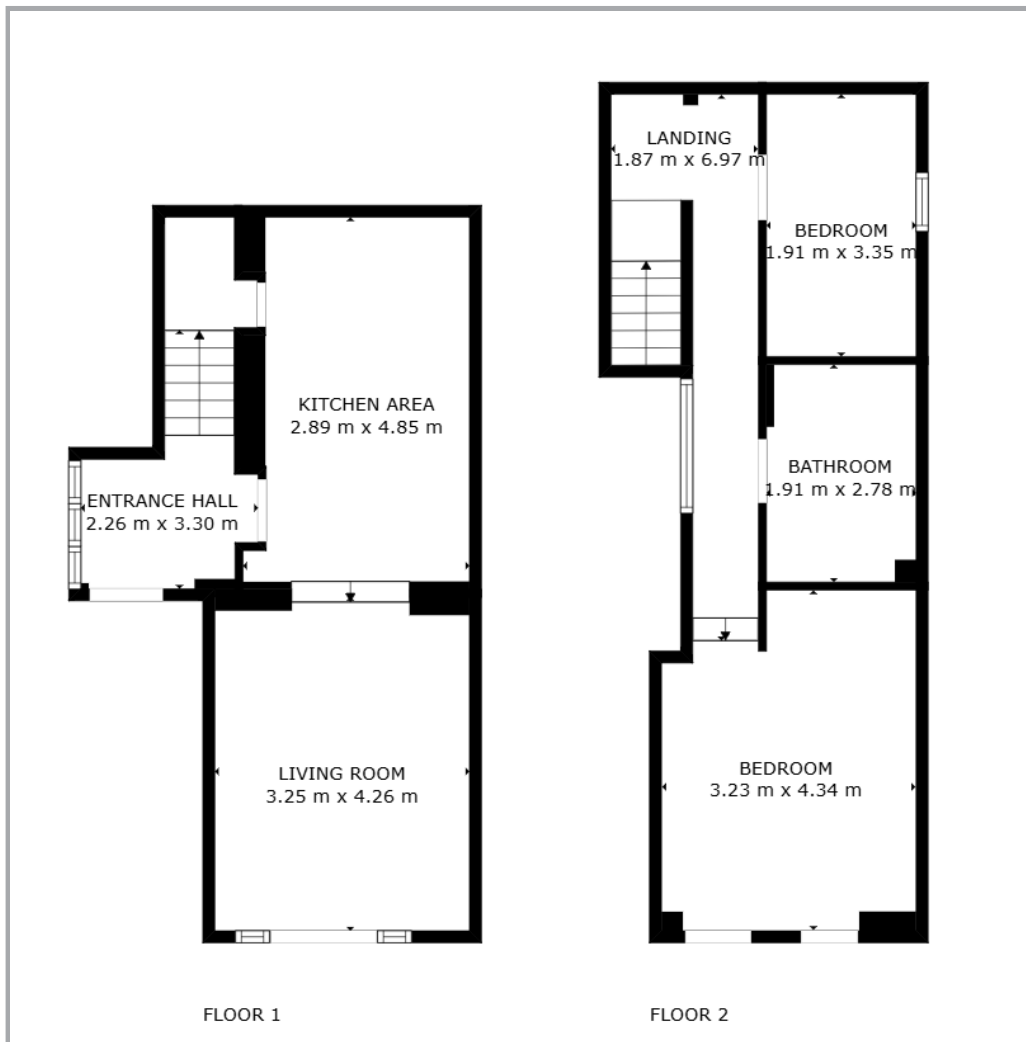
Sitting Room Approx 4.26m x 3.25m

French doors opening to the terraced area.

First Floor Landing

Doors to:





Master Bedroom Approx 4.34m x 3.23m

Double room with two windows overlooking terrace and communal grounds and access to loft.

Bedroom Two Approx 3.35m x 1.91m

Window to side aspect.

Bathroom Approx 2.78m x 1.91m)

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

Outside

This property enjoys a delightful terrace accessed from the living area and enclosed by some fencing as well as well-maintained and thoughtfully designed communal grounds. There is 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. Further details can be found by contacting the agent.



Disclaimer

Town & Village Properties (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (I) these particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract (II) Town & Village Properties cannot guarantee the accuracy of any description, dimensions, references to conditions, necessary permissions for use and occupancy and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy, (III) No employee of Town & Village Properties (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property, (IV) Town & Village Properties (and its subsidiaries and their joint Agents where applicable) will not be liable in negligence or otherwise, for any loss arising from the use of these particulars and Town & Village Properties (and its subsidiaries and their joint Agents where applicable) have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor, (V) Photographs will only show certain parts of the property and assumptions should not be made in respect of those parts of the property that have not been photographed. (Items or contents shown in the photographs are not included as part of the sale unless specified otherwise. It should not be assumed the property will remain as shown in the photograph. Photographs are taken using a wide-angle lens.



Energy performance certificate (EPC)

3 King Charles Court
Gainsborough Street
SUBBURY
CO10 2FG

Energy rating
D

Valid until: 15 January 2033

Certificate number: 2884-4960-3924-5691-0427

Property type End-terrace house

Total floor area 71 square metres

Rules on letting this property

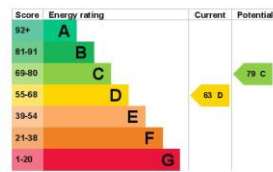
Properties can be let if they have an energy rating from A to E.

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 C.

[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



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