



**Cavendish Way, Sudbury CO10 2TZ**



**welcome to**

## **Cavendish Way, Sudbury**

- Two bedrooms
- First floor apartment
- Close to the town centre
- No onward chain
- Over 90 years on the lease

Tenure: Leasehold EPC Rating: C

offers in excess of

**£120,000**

**view this property online** [williamhbrown.co.uk/Property/SUD109278](http://williamhbrown.co.uk/Property/SUD109278)

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Nov 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



**Property Ref:**

SUD109278 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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### **Front Entrance**

Secure entry door and intercom system in to communal hall with stair to the first floor where the apartment is situated.

### **Entrance Hall**

Entry door to side aspect. Heater.

### **Kitchen**

10' 9" x 9' 11" ( 3.28m x 3.02m )  
Double glazed window to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with one and a half bowl. Built in storage area. Space for appliances.

### **Lounge**

17' 1" x 11' 8" ( 5.21m x 3.56m )  
Double glazed window to front aspect. Two storage heaters.

### **Inner Hall**

Storage heater, airing cupboard and doors to bedrooms and bathroom.

### **Bedroom One**

11' 11" x 10' 11" ( 3.63m x 3.33m )  
Double glazed window to front aspect. Storage heater.

### **Bedroom Two**

11' 2" x 10' 11" ( 3.40m x 3.33m )  
Double glazed windows to rear and side aspects. Storage heater.

### **Bathroom**

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and bath with shower over. Extractor fan.

### **Storage**

Two large, secure, walk-in storage cupboards, one immediately outside on the landing, another accessed from the back communal garden.

### **Garden**

Communal garden to the rear of the property.



**william h brown**



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