



Dove House Meadow, Great Cornard, Sudbury CO10 0GF

welcome to

Dove House Meadow, Great Cornard Sudbury

- Top floor apartment
- Ensuite To Master Bedroom
- Highly regarded Dove House Meadow development
- Stunning open plan Kitchen/Diner
- Allocated parking space

Tenure: Leasehold EPC Rating: C

offers in excess of

£170,000

view this property online williamhbrown.co.uk/Property/SUD109818

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:

SUD109818 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Entrance Hall

Entrance door to front aspect. Airing cupboard, electric heater, storage cupboard.

Open Plan Kitchen / Living

22' 4" x 16' 1" (6.81m x 4.90m)
Dual aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Integral oven and hob with extractor over. Space for appliances. Electric heater.

Bedroom One

14' 11" x 11' 11" (4.55m x 3.63m)
Two double glazed windows. Electric heater.

Ensuite

Suite comprising low level WC, vanity wash hand basin and shower cubicle. Shaver point, heated towel rail, extractor fan.

Bedroom Two

11' 6" x 9' 5" (3.51m x 2.87m)
Double glazed window. Electric heater.

Bathroom

Double glazed window. Suite comprising low level WC, vanity wash hand basin and bath with mixer taps and shower over. Extractor fan, shaver point.

Allocated Parking Space



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