



**Walnut Tree Place, Sudbury, CO10 1AN**

Not for marketing purposes INTERNAL USE ONLY

welcome to

## Walnut Tree Place, Sudbury

- Allocated parking
- Split level apartment
- Highly regarded location
- Lift within the building
- Spacious lounge and kitchen/diner

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£250,000**

### Entrance Hall

Door to front aspect. Large storage cupboard housing central heating boiler. Two radiators.

### Bedroom

16' 1" x 8' 11" ( 4.90m x 2.72m )  
Double glazed window. Fitted wardrobes. Radiator.

### Bathroom

Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Shaver point, heated towel rail, extractor fan.

### Lounge

16' 7" x 14' 2" max ( 5.05m x 4.32m max )  
Two double glazed sash windows. Two radiators. Steps leading to:-

### Kitchen

15' 3" x 7' 10" ( 4.65m x 2.39m )  
Double glazed sash window. 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. Integral oven and inset gas hob with hood over. Integral fridge/freezer, integral dishwasher, integral washing machine.



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Property Ref:  
SUD110012 - 0002

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