



WALNUT TREE PLACE

L. GROUND APTS 1 & 2
↑ GROUND APTS 9 - 16
FIRST APTS 23 - 30
SECOND APTS 36 - 40

Walnut Tree Place, Sudbury CO10 1AN



welcome to

Walnut Tree Place, Sudbury

NO ONWARD CHAIN Set on the ground floor of an exceptionally converted Victorian Hospital is this bright and spacious one bedroom apartment, offering stylish open plan kitchen/living, and further enhanced with a southerly aspect private garden and allocated parking.



St. Gregory's Place

This stunning ground floor apartment forms part of the beautiful St Gregory's Place Development, within the former Walnut Tree Hospital, a beautiful Victorian building dating to 1867. This highly regarded location allows easy access to Sudbury town centre and the famous Water Meadows and views over St. Gregory's church.

Entrance Porch

Leading from the main building entrance with door to porch. Radiator. Door leading to:-

Entrance Hall

Radiator. Intercom system, large storage cupboard housing boiler measuring 8' 1 x 4' 7".

Kitchen / Living Area

22' 1" x 16' 3" max (6.73m x 4.95m max)

Two double glazed sash windows overlooking the garden. double glazed door leading to garden. 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 with gas hob and extractor over. Integral fridge/freezer and dishwasher. Two radiators.

Bedroom One

14' 8" + door recess x 8' 11" (4.47m + door recess x 2.72m)

Double glazed sash window. High ceiling measuring 9.8 feet. Radiator.

Bathroom

Suite comprising low level WC, wash hand basin and bath with mixer tap and shower attachment over. Extractor fan, shaver point. Heated towel rail.

Garden

The rear garden commences with a patio area. There is an area of lawn with hedgerows to borders (hedges maintained by the site gardener). Access gate. Overlooking the communal gardens.

Parking

Allocated parking space with visitor's parking.



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welcome to

Walnut Tree Place, Sudbury

- No onward chain
- One bedroom
- Ground floor apartment
- Easy access to Water meadows
- Close proximity to town centre

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.

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110313 - 0004

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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.



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