



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.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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.

Auctioneer's Comment

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



view this property online williamhbrown.co.uk/Property/SUD110652



welcome to

Walnut Tree Place, Sudbury

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain
- One bedroom

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.

guide price

£165,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD110652



Property Ref:
SUD110652 - 0005

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.



william h brown



01787 379372



Sudbury@williamhbrown.co.uk



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



williamhbrown.co.uk