

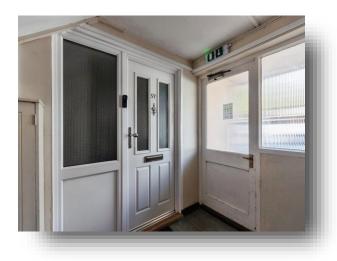
Minden Road, Sudbury CO10 2TY



welcome to

Minden Road, Sudbury

NO ONWARD CHAIN and 999 YEAR LEASE currently going through land registry. Set within walking distance to Sudbury town centre is this wellpresented two double bedroom ground floor apartment, benefitting from a bright and spacious lounge.













Communal Entrance

Secure communal entrance door.

Entrance Hall Entrance door, storage cupboard.

Shower Room

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Fully tiled.

Lounge

15' 11" x 14' 6" (4.85m x 4.42m) Large double glazed window to front aspect. Radiator.

Kitchen

11' 10" x 6' 7" ($3.61m \times 2.01m$) 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. Space for appliances.

Bedroom One

15' 1" x 9' 10" (4.60m x 3.00m) Double glazed window to rear aspect. Radiator.

Bedroom Two 11' 10" x 9' 10" (3.61m x 3.00m) Double glazed window to front aspect. Radiator.

Exterior

Communal gardens and drying area.





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Minden Road, Sudbury

- 999 year lease
- Two double bedrooms
- Ground floor
- No onward chain
- Spacious lounge

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£180,000





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Property Ref: SUD110710 - 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.

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