



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 well-presented 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 x 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110710 - 0003

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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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