



**Gowers End, Glemsford, Sudbury CO10 7UF**



**welcome to**

**Gowers End, Glemsford, Sudbury**

**\*\*EXTENDED LEASE\*\*** Situated in the popular and well serviced village of Glemsford is this well presented ground floor studio apartment, benefitting from views over a greensward and allocated parking.



### **Studio Area**

14' 7" x 8' 7" ( 4.45m x 2.62m )

Double glazed windows to rear and side aspects overlooking the green. Storage heater. Opening onto kitchen and inner hall.

### **Kitchen**

8' 7" x 5' 11" ( 2.62m x 1.80m )

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. Integral oven and hob with extractor over. Plumbing for washing machine, integral fridge.

### **Inner Hall Area**

8' 10" x 3' 11" ( 2.69m x 1.19m )

Measured into built in wardrobes. Door leading to:-

### **Shower Room**

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



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## **Gowers End, Glemsford, Sudbury**

- Ground floor
- Studio apartment
- Extended lease
- Allocated parking
- Views over greensward

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 33.00

Ground Rent: 95.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 Feb 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £85,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUD110752 - 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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