



**Lucas Road, Sudbury CO10 2WR**

**welcome to**

**Lucas Road, Sudbury**

\*\*\*LONG LEASE\*\*\*NO ONWARD CHAIN\*\*\* Set within a popular development situated a short distance from Sudbury town centre is this spacious top floor one bedroom apartment being offered chain free.



### **Entrance Hall**

Entrance door. Two storage cupboards.

### **Living Area**

14' 5" into recess x 8' 8" ( 4.39m into recess x 2.64m )

Double glazed window. Opening onto:-

### **Kitchen**

14' 5" into recess x 8' 8" ( 4.39m into recess x 2.64m )

Double glazed window. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Integral oven with hob and extractor over. Space for appliances.

### **Bedroom One**

13' 5" x 11' 3" ( 4.09m x 3.43m )

Double glazed window. Storage heater.

### **Bathroom**

Suite comprising low level WC, wash hand basin and bath with shower over. Extractor fan.

### **Exterior**

Communal gardens and ample residents parking.



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## **Lucas Road, Sudbury**

- Long lease
- No onward chain
- Spacious lounge/diner
- One bedroom
- Easy access to Sudbury town centre

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 2233.08

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1990. 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

**£116,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUD110717 - 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.



**william h brown**



**01787 379372**



[Sudbury@williamhbrown.co.uk](mailto:Sudbury@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**