



Walnut Tree Place, Sudbury CO10 1AN

welcome to

Walnut Tree Place, Sudbury

NO ONWARD CHAIN Situated within a highly regarded development that gives easy access to both the town centre and water meadows is this spacious ground floor apartment which benefits from its own private garden and parking.



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

Entrance door. Radiator. Door leading to:-

Entrance Hall

Entry phone system. Large walk in storage cupboard. Radiator. Doors leading to lounge, bedroom and bathroom.

Lounge

20' 5" max x 15' 8" (6.22m max x 4.78m)

Two sash windows. Double glazed french doors leading to garden. Three radiators. Opening onto:-

Kitchen

9' 6" x 8' 8" (2.90m x 2.64m)

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 fridge/freezer, dishwasher and washing machine. Extractor fan.

Bedroom

15' 3" x 9' 5" + wardrobes (4.65m x 2.87m + wardrobes)

Large sash window. Fitted wardrobes, radiator.

Bathroom

Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Heated towel rail, shaver point, extractor fan.

Agent's Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



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Walnut Tree Place, Sudbury

- No onward chain
- One bedroom
- Ground floor apartment
- Spacious open plan kitchen/living
- Private garden

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1200.00

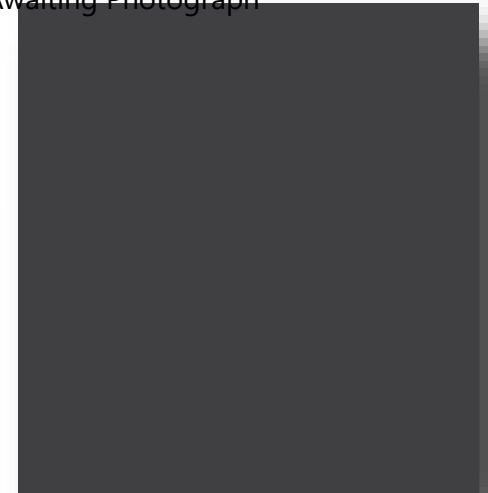
Ground Rent: 500.00

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.

£260,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SUD110826 - 0002

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.



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