



Lucas Road, Sudbury CO10 2WR

welcome to

Lucas Road, Sudbury

NO ONWARD CHAIN A well presented, newly decorated, two bedroom first floor apartment on the edge of Sudbury town centre. The property offers a spacious lounge and re fitted kitchen, as well as an abundance of residents parking.



Entrance Hall

Entrance door. Entry phone. Doors leading to bedrooms and bathroom.

Lounge

14' 1" x 13' max (4.29m x 3.96m max)

Double glazed window to rear aspect overlooking an area of green. Electric heater, storage cupboard.

Opening onto:-

Kitchen

11' 7" x 5' 10" (3.53m x 1.78m)

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 inset hob with hood over. Space for appliances.

Bedroom One

10' 5" x 9' 9" + wardrobes (3.17m x 2.97m + wardrobes)

Double glazed window to front aspect. Built in wardrobes. Electric heater.

Bedroom Two

10' 7" x 6' 4" (3.23m x 1.93m)

Double glazed window to front aspect. Electric heater.

Bathroom

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

Agent's Note

The vendor has advised that they have raised enquiries with the management agent about a lease extension for the property.



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- No onward chain
- Two bedrooms
- Well presented
- First floor apartment
- Spacious lounge

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1300.00

Ground Rent: 180.00

This is a Leasehold property with details as follows; Term of Lease 99 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

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110861 - 0005

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