



Weavers Court, Sudbury CO10 1HY

welcome to

Weavers Court, Sudbury

Set within a highly regarded over 55s development within the heart of Sudbury town centre is this extremely well presented two bedroom ground floor apartment. The property offers a spacious bay fronted lounge and beautiful refitted kitchen and shower room.



Entrance Hall

Entry phone system. Alarm system, storage cupboard and airing cupboard. Electric radiator.

Lounge

14' 8" max x 11' 1" (4.47m max x 3.38m)

Double glazed box bay window to front aspect.

Electric radiator. Door leading to:-

Refitted Kitchen

10' 2" x 6' 3" (3.10m x 1.91m)

Double glazed window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with one and a half bowl. Integral oven with hob and hood over. Space for appliances.

Bedroom One

12' x 9' 3" (3.66m x 2.82m)

Double glazed window to rear aspect with fitted shutter.

Bedroom Two

9' 10" into wardrobes x 6' 8" (3.00m into wardrobes x 2.03m)

Double glazed window to rear aspect with fitted shutter. Large fitted wardrobe.

Bathroom

Suite comprising low level WC, vanity wash hand basin and large shower cubicle. Heated towel rail, extractor fan.



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welcome to

Weavers Court, Sudbury

- Town centre location
- Easy access to water meadows
- Two bedrooms
- Ground floor
- Over 55s development

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 2835.88

Ground Rent: 258.66

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1987.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

offers over

£175,000



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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.



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