



**Phoenix Court, Church Walk, Sudbury, CO10 1HH**



**welcome to**

**Phoenix Court, Church Walk, Sudbury**

**\*NO ONWARD CHAIN\*75% SHARED OWNERSHIP\*** A well presented two bedroom ground floor apartment set within the heart of town centre giving easy access to everything that Sudbury has to offer. The property offers a spacious lounge and is enhanced with a refitted kitchen and shower room.



Sudbury has a wide range of amenities including various sports clubs, the renowned Quay Theatre, a twice weekly market, leisure facilities, pubs and restaurants as well as wonderful walks across the riverside meadows and surrounding countryside. The branch line railway station connecting to the main line at Marks Tey gives links to London Liverpool Street in about 1 hour 20 minutes. Sudbury lies 14 miles to the north of Colchester, 14 miles to the south of Bury St Edmunds and there is easy access from the town via Halstead/Braintree to the A120, M11 and Stansted airport.

**Entrance Hall**

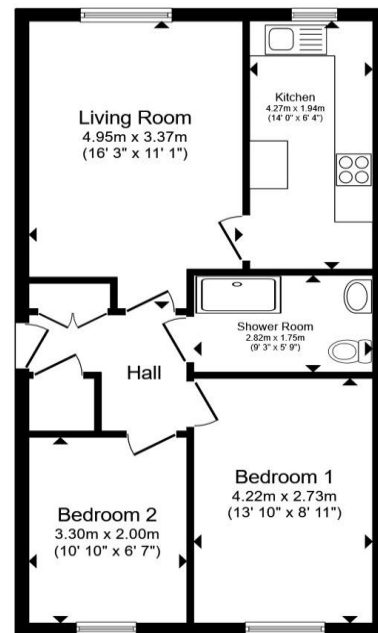
**Lounge**

**Kitchen**

**Bedroom**

**Bedroom**

**Bathroom**



Total floor area 56.0 m<sup>2</sup> (603 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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## **Phoenix Court, Church Walk, Sudbury**

- Two bedrooms
- Ground Floor
- No onward chain
- 75% Shared ownership
- Permit parking available near by

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £123,750



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUD110993 - 0003

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