



Bakers Court, Great Cornard, Sudbury, CO10 0GG

welcome to

Bakers Court, Great Cornard, Sudbury

*NO ONWARD CHAIN*SHARE OF FREEHOLD*LONG LEASE* Set within this highly regarded development is this spacious two bedroom apartment that offers stylish open plan living and is enhanced with en-suite to master and car port parking.



Entrance Hall

Entrance door. Storage cupboard and airing cupboard.

Open Plan Kitchen / Living

Triple aspect double glazed windows. Double glazed patio doors leading to balcony. 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 hob with hood over. Integral fridge/freezer, washing machine and dishwasher. Electric heater.

Bedroom One

Two double glazed windows. Electric heater.

Ensuite

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

Bedroom Two

Double glazed window. Electric heater.

Bathroom

Double glazed window. Suite comprising low level WC, vanity wash hand basin and bath with mixer tap and shower over. Extractor fan, heated towel rail.

Parking

Car port.



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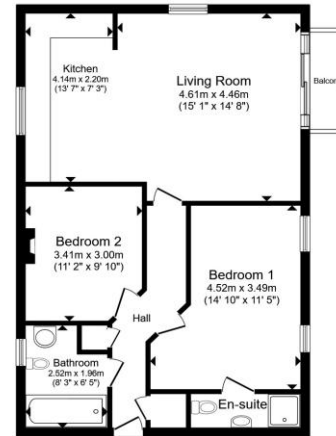
- No onward chain
- Two bedrooms
- En-suite to master and main bathroom
- Car port
- Share of freehold

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1237.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Mar 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Total floor area 66.6 m² (717 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

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD111149 - 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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