



SUDBURYS
INDEPENDENT ESTATE AGENTS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

Rent £450 pcm

Flat 1 57 Station Road
Sudbury
Suffolk
CO10 2SP

EPC Rating 'E'

Council Tax Band A

- FIRST FLOOR •
- STUDIO FLAT •
- CLOSE TOWN CENTRE •
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Sudburys

1 Borehamgate
King Street
Sudbury
Suffolk
CO10 2EG

COMMUNAL HALLWAY
Storage cupboard, door to

BEDROOM/ SITTING ROOM
15' 4" x 13' 2" narrowing in part to 10' 2" (4.67m x 4.01m)
Two large sash windows to the front. Walkthrough to

KITCHEN
8' 10" x 5' 4" (2.69m x 1.63m)
Work surfaces to two walls and incorporating single drainer
stainless steel sink with one drawer and two cupboards
beneath with additional drawer and cupboard to the side,
electric cooker, wall mounted corner unit and three wall
mounted cupboards adjoining, space and plumbing for washing
machine, part tiling and wood effect flooring. .

Door through to

BATHROOM
8' 8" narrowing to 5' 9" x 4' 8" (2.64m x 1.42m)
Panelled bath with mixer tap and hand held shower with part
tiled surround, pedestal wash hand basin, low level w.c, airing
cupboard, double glazed window to rear elevation.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Contact Us

www.sudburys.co.uk
email@sudburys.co.uk
01787 374437

Opening Hours

Mon-Fri: 9am – 5.30pm
Sat: 9am – 3pm