



**Weavers Court, Sudbury CO10 1HY**



**welcome to**

**Weavers Court, Sudbury**

\*NO ONWARD CHAIN\* Set within a highly regarded over 55s development in the heart of Sudbury is this well presented two bedroom first floor apartment, benefitting from a spacious lounge and modern kitchen, and further enhanced with residents parking.



**Communal Entrance**

Entrance door. Stairs rising to apartment. The communal entrance is shared with the ground floor flat with staircase to this first floor flat only.

**Entrance Hall**

Entry phone intercom. Electric storage heater. Airing cupboard. Access to loft. Storage cupboard.

**Lounge**

14' 8" x 10' 11" ( 4.47m x 3.33m )

Double glazed window to front aspect. Fireplace housing electric fire which has recently been replaced.

**Newly Refitted Kitchen**

10' 2" x 6' 7" ( 3.10m x 2.01m )

Double glazed window to front 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 with hob and extractor over. Space for appliances.

**Bedroom One**

12' x 9' 2" ( 3.66m x 2.79m )

Double glazed window to rear aspect. Electric heater. New carpet.

**Bedroom Two**

9' 11" x 6' 11" ( 3.02m x 2.11m )

Double glazed window to rear aspect. Electric heater.

**Newly Refitted Bathroom**

7' 5" x 6' 2" ( 2.26m x 1.88m )

Suite comprising low level WC, vanity wash hand basin and shower cubicle. Electric heater. Extractor fan.

**Agent's Note**

There is a call alarm system in all rooms of the property.



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## Weavers Court, Sudbury

- Two bedrooms
- First floor
- Over 55s
- Fitted kitchen and shower room
- Set in the heart of Sudbury with easy access to local shops and services

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 3192.00

Ground Rent: 255.00

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.

# £170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUD111226 - 0005

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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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