



**2 Kings Mews
Sudbury, Suffolk**

**DAVID
BURR**

2 Kings Mews, Sudbury, Suffolk, CO10 2EA

Sudbury is a thriving market town surrounded in part by open farmland and countryside including the famous Water Meadows. The town has a wealth of amenities and facilities including a railway link to London Liverpool Street. There is an excellent range of shops to cater for most everyday needs as well as a choice of pubs, restaurants, recreational and educational facilities. The nearby market towns of Colchester (15 miles) and Bury St Edmunds (18 miles) offer extensive amenities, the former providing a mainline station to London Liverpool Street, serving the commuter.

This unique first floor apartment occupies a central position within the heart of this highly regarded market town. The well-proportioned accommodation retains much of its original character (exposed beams, large sash windows, fireplace etc) and is further complemented a raised area of decking which in turn provides for an interesting roofscape view.

An elegant apartment with many period features in the heart of a highly regarded Suffolk market town.

Outside

Door to:

ENTRANCE HALL: Shelved linen cupboard and door to:

SITTING/DINING ROOM: (5.87m x 3.66m) 19'3" x 12' A charming room with exposed beams, large sash window and a fireplace with inset multi-fuel stove, exposed brickwork and tiled hearth. This spacious area continues to:

KITCHEN AREA: (2.29m x 1.96m) 7'6" x 6'5" With a feeling of space created by the open plan link with the main reception room and incorporating a range of matching units and granite style worktops with inset single drainer sink unit and mixer tap over. Integrated fridge, electric oven and plumbing for washing machine.

BEDROOM 1: (4.6m x 2.92m) 15'1" x 9'7" An elegant room with a large sash window and part mirror fronted units.

BEDROOM 2: (3.99m x 2.77m) 13'1" (into recess) x 9'1" A particularly light room with a large sash window and exposed beams.

SHOWER ROOM: With a large tiled shower cubicle, heated towel rail, WC and wash hand basin.

The property has the benefit of a raised area of decking which makes for an interesting roofscape view.

SERVICES: Main water, drainage and electricity are connected. Electric heating.

NOTE: None of these services have been tested by the agent.

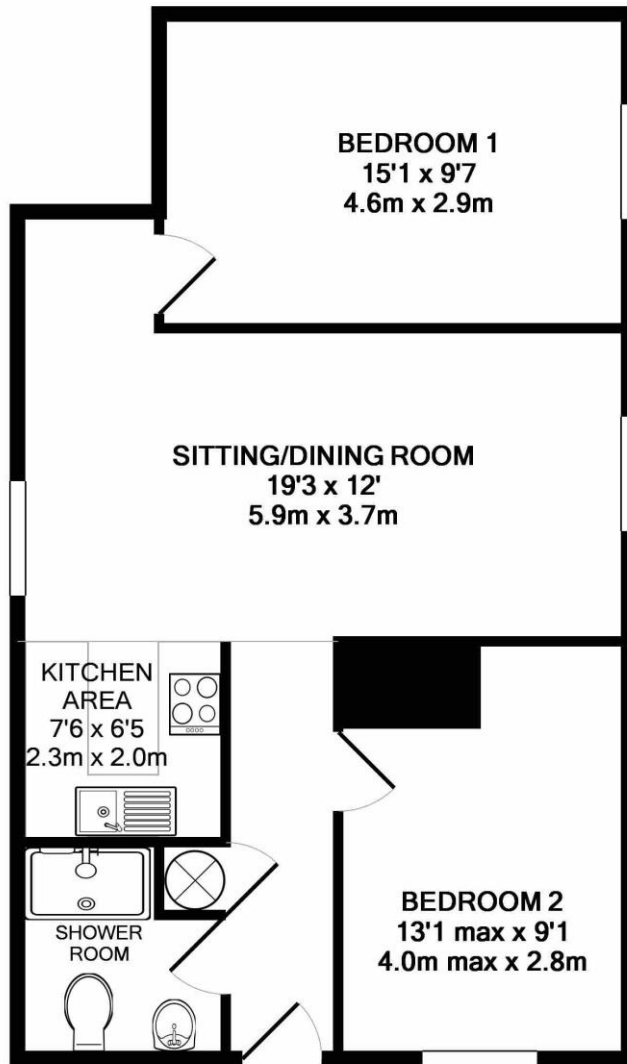
LEASE: 135 years, service charge £450pa, Ground rent £100pa.

AGENTS NOTE: In line with the Estate Agents Act 1979 potential tenants should be aware that this property belongs to an employee of David Burr (Long Melford) Ltd.

EPC RATING: E - A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh District Council, Corks Lane, Hadleigh, Ipswich, Suffolk, IP7 6SJ (01473 822801)

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