



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.



Entrance Hall

Entrance door, entry phone system, two storage cupboards.

Lounge

Double glazed window to front aspect, Radiator.

Kitchen

Double glazed window to front aspect, Radiator.
Kitchen comprises one and a half sink and drainer set into roll edged work surfaces with a range of matching units, integrated oven and warmer draw, inset hob with extractor hood over. Gas central heating boiler.

Bedroom

Double glazed window to rear aspect, Radiator.

Bedroom

Double glazed window to rear aspect, Radiator.

Bathroom

Large shower cubical, wash hand basin set into vanity unit, W.C, Radiator, Extractor, Heated towel rail.

Agent's Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



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- 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: 411.72

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 100 years from 27 May 2005. Should you require 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 - 0005

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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