



**Minden Road, Sudbury CO10 2TY**



**welcome to**

**Minden Road, Sudbury**

\*SHARE OF FREEHOLD \*NO ONWARD CHAIN\* A spacious two double bedroom apartment with large lounge set on the edge of Sudbury town centre.



### **Entrance Door**

Entrance door. Electric radiator.

### **Lounge**

14' 7" x 14' 4" ( 4.45m x 4.37m )

Double glazed window to front aspect. Electric radiator.

### **Kitchen**

12' 7" x 6' 10" ( 3.84m x 2.08m )

Double glazed window to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with one and a half bowl. Space for appliances. Radiator.

### **Bedroom One**

15' 2" x 9' 11" ( 4.62m x 3.02m )

Double glazed window to rear aspect. Electric radiator.

### **Bedroom Two**

12' 1" x 9' 11" ( 3.68m x 3.02m )

Double glazed window to front aspect. Electric radiator.

### **Bathroom**

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and bath with shower over.



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welcome to

## Minden Road, Sudbury

- NO ONWARD CHAIN
- Two double bedrooms
- Close to town centre
- Large lounge
- Share of freehold

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 1300.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Mar 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£150,000 - £160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUD111063 - 0006

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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.



william h brown



**01787 379372**



[Sudbury@williamhbrown.co.uk](mailto:Sudbury@williamhbrown.co.uk)



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)