



Offers In Excess Of £165,000

Croft Court Gregory Street, Sudbury



THE PROPERTY

A well-presented two-bedroom duplex apartment offered with no onward chain, featuring a bright open-plan layout and generous accommodation throughout.

The entrance hallway provides access to a downstairs WC, the main living space, and useful under-stairs storage. The kitchen/living area is light and airy, with double Juliet balconies allowing for plenty of natural light. The kitchen is fitted with a range of worktops and storage units, along with integrated appliances including an oven, hob, extractor fan, and inset sink.

Upstairs, there are two well-proportioned bedrooms, both benefiting from dual aspect windows, creating comfortable and light-filled spaces. The accommodation is completed by a family shower room fitted with a shower, WC, and wash hand basin with storage below.

Externally, the property benefits from access to a communal garden.

THE LOCATION

Sudbury offers a wide range of shops, along with popular Thursday and Saturday markets selling fresh produce and artisan goods. The town features a variety of restaurants, cafés, and traditional pubs, serving both British and international cuisine.

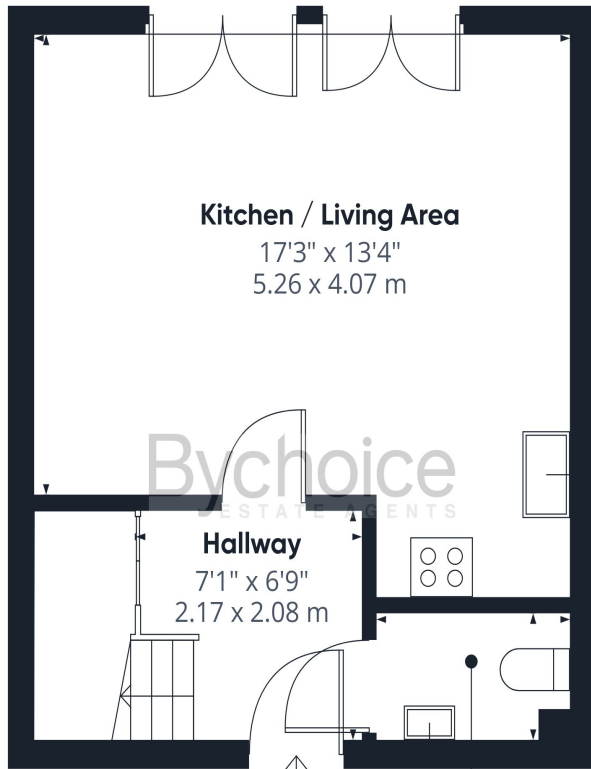
Rich in history, Sudbury is home to attractions such as Gainsborough's House, St Peter's Church, and the Quay Theatre, which hosts regular performances and events. The surrounding countryside and River Stour provide excellent opportunities for walking and cycling, while local parks offer green space for relaxation.

The town is well-served by schools, healthcare facilities, and a train station with direct links to London Liverpool Street. Nearby destinations include Long Melford, Bury St Edmunds, Colchester, and Ipswich, all offering further amenities, shopping, and cultural attractions.

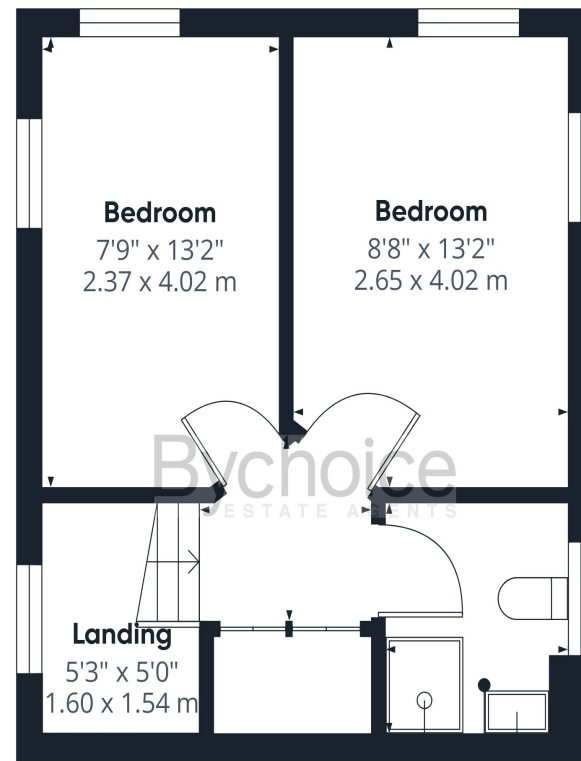








Ground Floor



Floor 1

Approximate total area^m
641 ft²
59.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Council & Council Tax Band – Band A - Babergh District Council

Tenure – Leasehold

Lease Length – 104 years remaining on lease

Service Charge – £1376.42 every 6 months

Ground Rent – £125 every 6 months

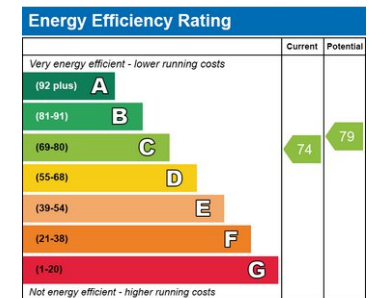
Broadband – Ultrafast broadband with downloads speeds of up to 1000 Mbps and upload speeds of up to 1000 Mbps (Ofcom data)

Mobile Coverage – Voice & Data likely outside with EE, Three, O2 & Vodaphone. (Ofcom data)

Utilities – Mains Water, Mains Electric, Mains Drainage, Electric Heating

Property Construction – Standard Brick Construction

Accessibility and Adaptions - Over 55's Development & Lift Access



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.