



**Weavers Court, Sudbury CO10 1HY**



**welcome to**

**Weavers Court, Sudbury**

\*NO ONWARD CHAIN\* EXTENDED LEASE\* Set within a highly regarded over 55's development in the heart of Sudbury is this exceptionally well presented two double bedroom apartment, benefiting from spacious lounge, stunning re-fitted shower room and kitchen and further enhanced with residents parking.



### **Communal Entrance**

Entrance door. Stairlift to first floor.

### **Entrance Hall**

Entrance door. Large airing cupboard housing updated hot water system. Storage cupboard. Entry phone system intercom. Modern Haverland electric heater.

### **Lounge**

A light and airy room with ample space for a dining table. Double glazed window to front aspect. Modern Haverland electric heater.

### **Kitchen**

Double glazed window to front aspect. Fitted kitchen with a range of matching wall and base units as well as range of large draw base units and full extension corner cupboard providing ample easy accessible storage with areas of worksurfaces. Sink and drainer unit. Integrated Bosch microwave oven and single multifunction oven, with inset hob and hood over. Integrated Bosch washing machine  
Space for further appliances.

### **Bedroom One**

The large principal bedroom offers a double glazed window to rear aspect. Modern Haverland electric heater.

### **Bedroom Two**

A flexible room that as well as the second bedroom could make a perfect office or craft room. double glazed window to rear aspect. Modern Haverland electric heater.

### **Bathroom**

Double glazed window to rear aspect. Suite comprising low level WC, vanity wash hand basin and large walk-in shower cubicle. Heated towel rail, extractor fan. Underfloor heating.

### **External**

Well maintained communal gardens and communal residents parking.

### **Agent's Note**

The vendor has advised that the stairlift is owned by a neighbouring property, but the owner of this apartment was previously granted full usage.



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## Weavers Court, Sudbury

- No onward chain
- Extended lease
- Two double bedrooms
- Stunning re-fitted kitchen
- Re-fitted shower room

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 3014.00

Ground Rent: 266.00

This is a Leasehold property with details as follows; Term of Lease 159 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.

# £200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUD111239 - 0003

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