

The logo for 'oakheart' is positioned in the top right corner of the image. It features the word 'oakheart' in a white, lowercase, serif font against a blue sky with scattered white clouds.

oakheart

A dark grey rectangular box is located in the bottom left corner of the image. It contains the text '£180,000' in a white, sans-serif font.

£180,000

Offers Over

Middleton Road, Sudbury

Occupying a unique position within this highly regarded Grade II listed mansion block, this beautifully refurbished ground floor apartment is the only property of its type and benefits from its own private entrance. Offered in turn-key condition combining period character with modern finishes, the property also enjoys access to approximately 1.2 acres of beautifully maintained communal grounds with private frontage onto the River Stour.

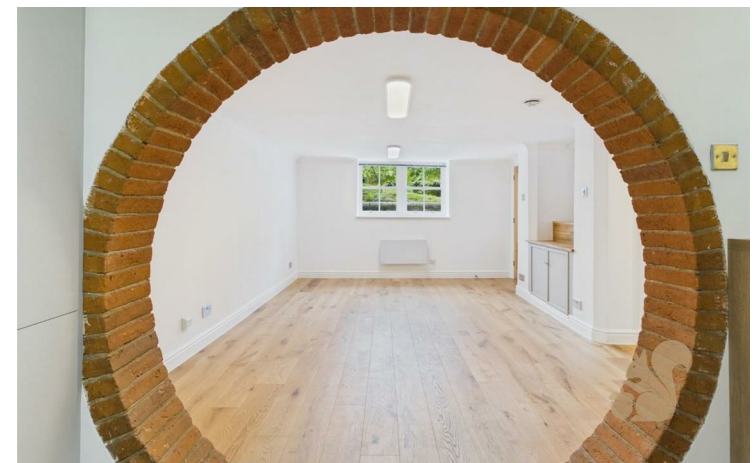
A spacious entrance hall leads through to the generous sitting/dining room, offering an ideal space for both relaxing and entertaining. Featuring engineered oak flooring, recessed shelving and built-in storage, the room is complemented by an attractive exposed brick archway opening into the

recently refitted kitchen. Finished to a high standard, the kitchen offers a range of contemporary wall and base units, quality work surfaces, integrated Lamona oven, hob and dishwasher, space for a freestanding fridge/freezer and a useful airing cupboard.

The apartment offers two well-proportioned bedrooms, including a generous principal bedroom and a versatile second bedroom, ideal as a guest room or home office. Completing the accommodation is a stylish shower room fitted with a double-width walk-in shower, contemporary suite, heated towel rail and attractive exposed brick detailing.

Externally, the property benefits from an allocated off-road parking space, visitor parking and access to exceptional communal grounds extending to approximately 1.2 acres. The mature gardens feature sweeping lawns, specimen trees and private river frontage with direct access to the River Stour. Residents also have use of a communal laundry room equipped with Miele washing machines and tumble dryers.

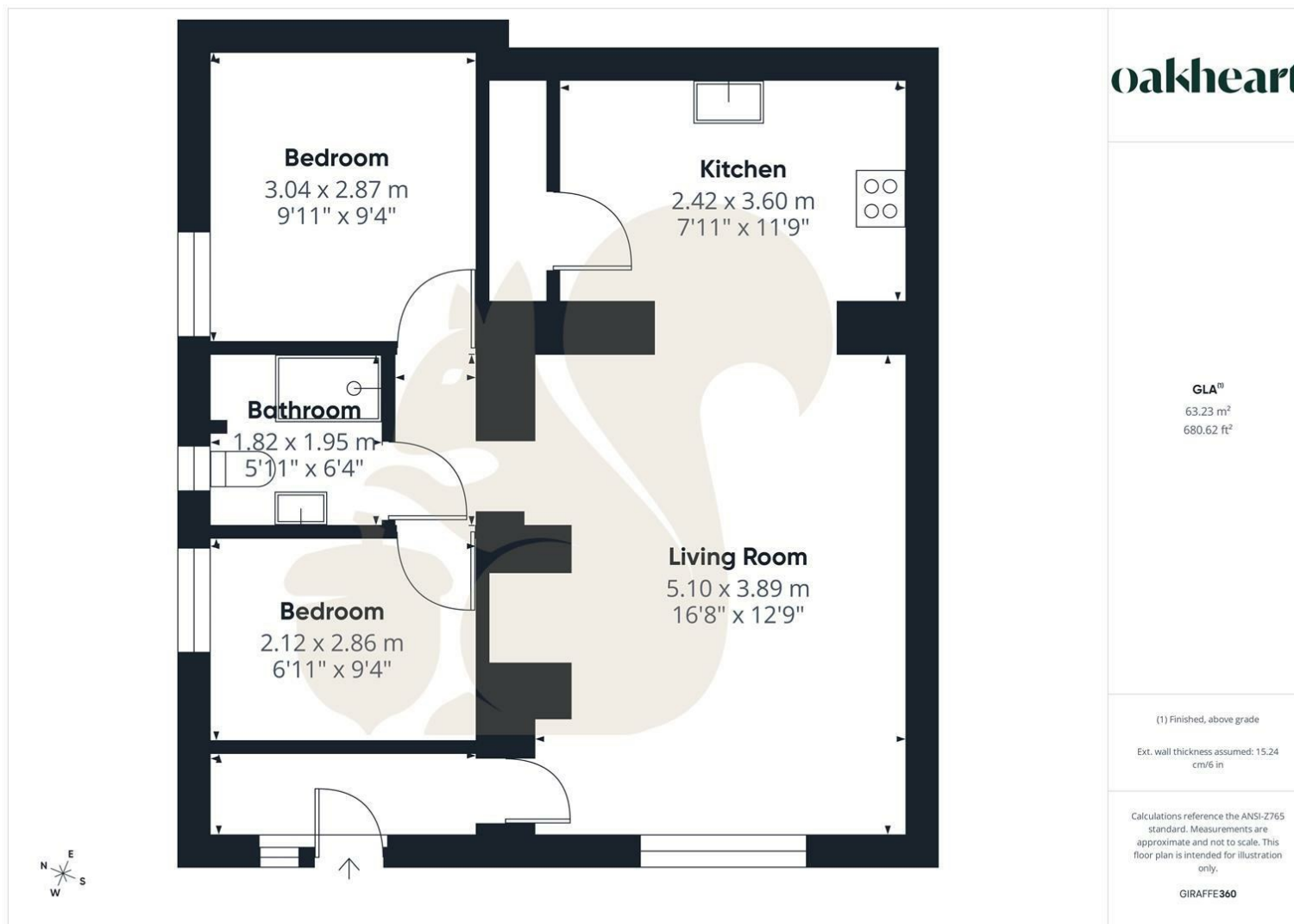
Offering a rare blend of character, modern living and beautiful surroundings, this unique apartment presents an excellent opportunity for first-time buyers, downsizers or those seeking a peaceful home within an attractive period setting.











oakheart

Local Authority:

Tenure:
Leasehold

Council Tax Band:
A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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

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