



Phoenix Court, Church Walk, Sudbury CO10 1HH

welcome to

Phoenix Court, Church Walk, Sudbury

50% SHARED OWNERSHIP Set within the heart of Sudbury giving easy access to the town centre and train station is this spacious two bedroom ground floor apartment.



Communal Hall

Entrance door to front and rear aspects.

Entrance Hall

Entrance door. Entry phone. Two radiators. Two large storage cupboards.

Lounge

Double glazed window to front aspect. Radiator.

Kitchen

Double glazed window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit. Central heating boiler. Space for appliances.

Bedroom One

Double glazed window to side aspect. Radiator.

Bathroom

Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Extractor fan.

Bedroom Two

Double glazed window to side aspect. Radiator.

Parking

To the rear of the building there is a private car park for the apartments, there is a restricted amount of spaces and parking cannot be guaranteed, there is a potential option for permit parking nearby in Acton Square, you can gain more information about the permit cost and availability by contacting the local council.



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- Two bedrooms
- Ground floor
- 50% Shared ownership
- Private car park to rear
- Easy access to local amenities

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 579.48

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 190 years from 20 May 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership

£80,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD111286 - 0003

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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.



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