



## Lucas Road, Sudbury, CO10 2WS

Rent - £800 PCM      Deposit - £923

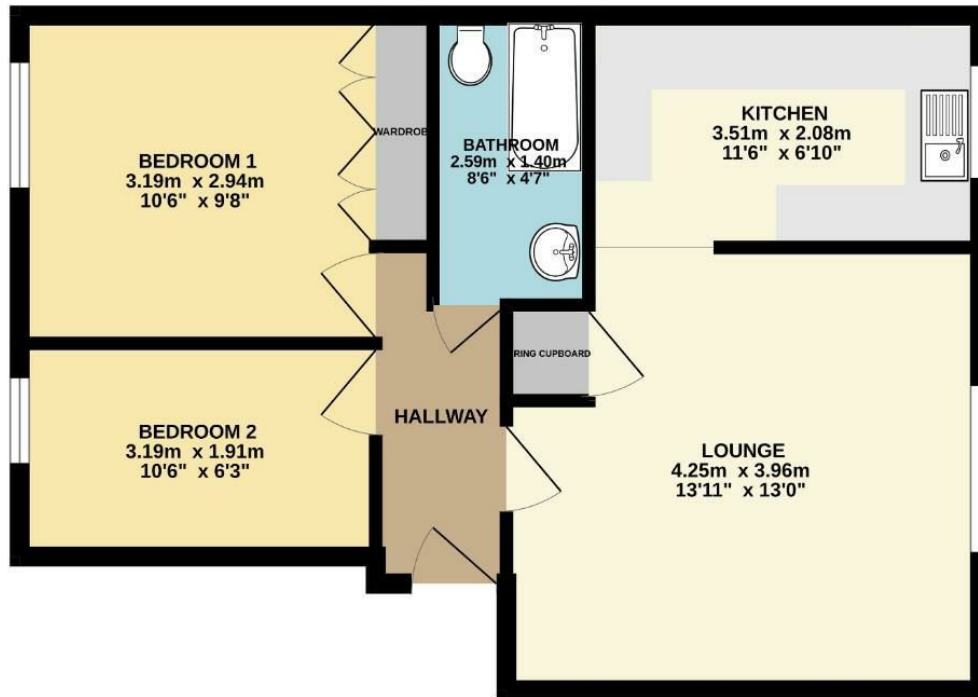
SCOTT MADDISON are pleased to offer to let this unfurnished ground floor two bedroom apartment. Situated close to the town centre and Railway station, the property is let unfurnished and offers residents off street parking area.

- GROUND FLOOR FLAT
- TWO BEDROOMS
- CLOSE TO THE TOWN CENTRE
- FAMILY BATHROOM
- RESIDENTS PARKING
- CLOSE TO RAILWAY STATION
- ELECTRIC HEATING AND ENERGY RATING D
- APPROXIMATE SIZE - 516 SQ FT
- SORRY NO PETS/ COUNCIL TAX BAND A
- AVAILABLE DECEMBER



Council Tax Band: A - EPC Rating: D 63

GROUND FLOOR  
47.1 sq.m. (507 sq.ft.) approx.



TOTAL FLOOR AREA: 47.1 sq.m. (507 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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