

Weavers Court, Sudbury CO10 1HY

william h brown

welcome to

Weavers Court, Sudbury

NO ONWARD CHAIN Set within a highly regarded over 55s development in the heart of Sudbury is this well presented two bedroom first floor apartment, benefitting from a spacious lounge and modern kitchen, and further enhanced with residents parking.

Communal Entrance
Entrance door. Stairs rising to apartment. The communal entrance is shared with the ground floor flat with staircase to this first floor flat only.

Entrance Hall
Entry phone intercom. Electric storage heater. Airing cupboard. Access to loft. Storage cupboard.

Lounge
14' 8" x 10' 11" (4.47m x 3.33m)
Double glazed window to front aspect. Fireplace housing electric fire which has recently been replaced.

Newly Refitted Kitchen
10' 2" x 6' 7" (3.10m x 2.01m)
Double glazed window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Integral oven with hob and extractor over. Space for appliances.

Bedroom One
12' x 9' 2" (3.66m x 2.79m)
Double glazed window to rear aspect. Electric heater. New carpet.

Bedroom Two
9' 11" x 6' 11" (3.02m x 2.11m)
Double glazed window to rear aspect. Electric heater.

Newly Refitted Bathroom
7' 5" x 6' 2" (2.26m x 1.88m)
Suite comprising low level WC, vanity wash hand basin and shower cubicle. Electric heater. Extractor fan.

Agent's Note
There is a call alarm system in all rooms of the property.









view this property online williamhbrown.co.uk/Property/SUD111226

welcome to

Weavers Court, Sudbury

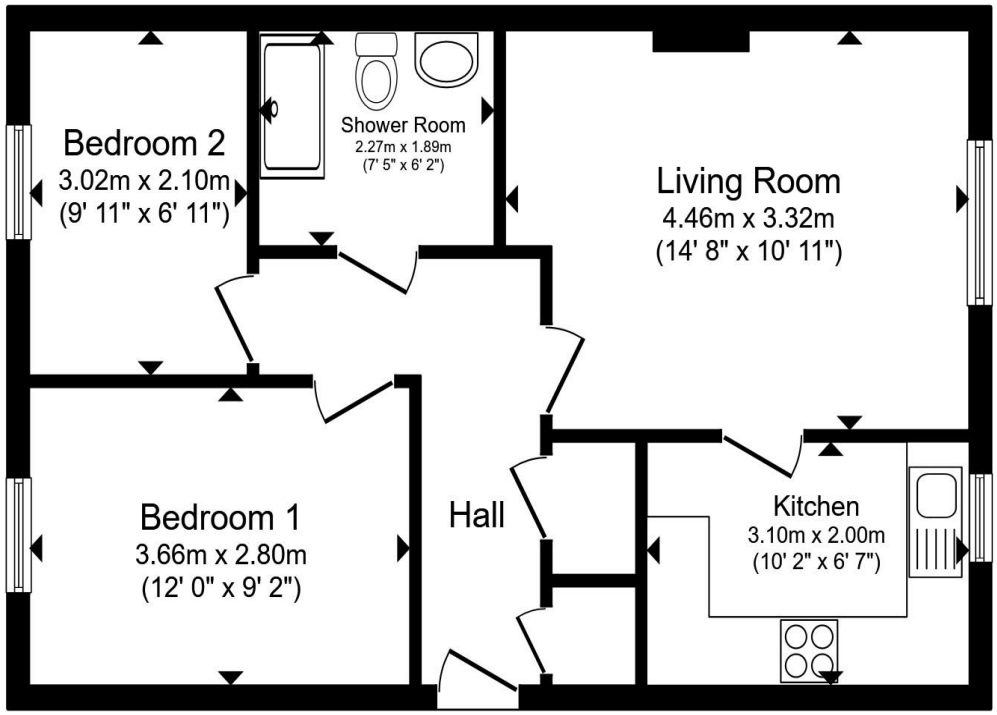
- Two bedrooms
- First floor
- Over 55s
- Fitted kitchen and shower room
- Set in the heart of Sudbury with easy access to local shops and services

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 3192.00
Ground Rent: 255.00

This is a Leasehold property with details as follows; Term of Lease 99 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.

offers in excess of

£100,000



Floor Plan

Total floor area 51.7 m² (557 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

william h brown

view this property online williamhbrown.co.uk/Property/SUD111226

The Property Ombudsman

Property Ref:
SUD111226 - 0013

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01787 379372

Sudbury@williamhbrown.co.uk

23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.