



## 6 Burkitts Court Burkitts Lane, Sudbury

£575 pcm

Welcome to this beautifully presented one-bedroom studio, offering modern living with town center location. The property benefits from a large lounge/bedroom, fitted kitchen and shower room. parking is available to the rear. Available early April. Unfurnished.

### Lounge/Bedroom

16' 9" x 14' 2" (5.11m x 4.32m)

A large lounge/bedroom. The room features window to the front aspect and door leading to the kitchen.

### Kitchen

10' 5" x 8' 2" (3.18m x 2.49m)

A fitted kitchen with stainless steel sink and mixer tap over. A range of cupboards and drawers under with matching wall mounted units. Plumbing for washing machine. Space for fridge/freezer. Space for an electric cooker/hob.

### Shower Room

Comprising of a shower cubicle with electric shower. Low level WC and pedestal wash hand basin. Window to rear aspect.

### Outside

To the rear of the property is an area with enough parking space for 1 vehicle.

### Tenancy Information

The rent is exclusive of utilities and council tax. Minimum term: 6 Months \*Deposit: £663.00 Council Tax Band: A Local Authority: Babergh District Council Availability: Mid April 2026 EPC Rating: D -59 \* MJPC have partnered with Reposit to offer a Cashless Deposit option to the normal 5 week deposit. Please ask any team member for more details.

### Viewings

Strictly by prior appointment with the Letting Agent.



- Studio Apartment
- Town Location
- Available Early April
- Unfurnished



Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

