

oakheart



£150,000

Price Guide

Meadow Lane, Sudbury



GUIDE PRICE \*£150,000 - £160,000\* Offered to the market with no onward chain, this well-presented one-bedroom second floor apartment provides spacious, light-filled accommodation, ideal for first-time buyers, investors, or those looking to downsize within easy reach of Sudbury town centre.

The property is accessed via a well-maintained communal entrance, leading to a private hallway which provides access to all principal rooms. The standout feature of the home is the impressive open-plan

kitchen/living area, measuring in excess of 25ft in length. This generous and versatile space is perfect for both everyday living and entertaining, offering clearly defined areas for relaxing and dining. The kitchen is fitted with a range of base and wall-mounted units, complemented by ample worktop space and room for appliances, creating a practical yet sociable environment.

The bedroom is a well-proportioned double, benefitting from built-in storage and plenty of natural light, making it a comfortable and inviting

retreat. The bathroom is finished with a modern three-piece suite, comprising a shower cubicle, wash hand basin, and low-level WC.

Externally, the apartment enjoys access to attractive and well-kept communal gardens, providing pleasant outdoor space for residents. The property further benefits from an allocated parking space, with additional visitor parking available, adding to the convenience.

Call Oakheart today to arrange your viewing!







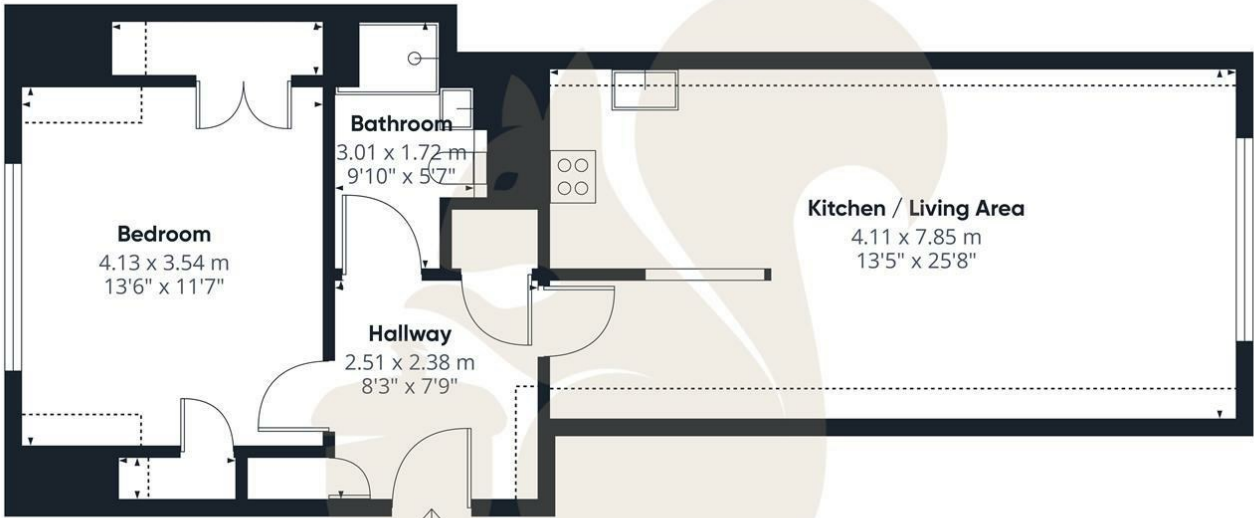


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Local Authority:

Tenure:  
Leasehold

Council Tax Band:  
B



**GLA™**  
62.34 m<sup>2</sup>  
671.02 ft<sup>2</sup>

(1) Finished, above grade  
Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom  
----- Below 1.5 m/5 ft  
Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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