

# oakheart



£300,000

Price Guide

Simon Theobald Close, Sudbury

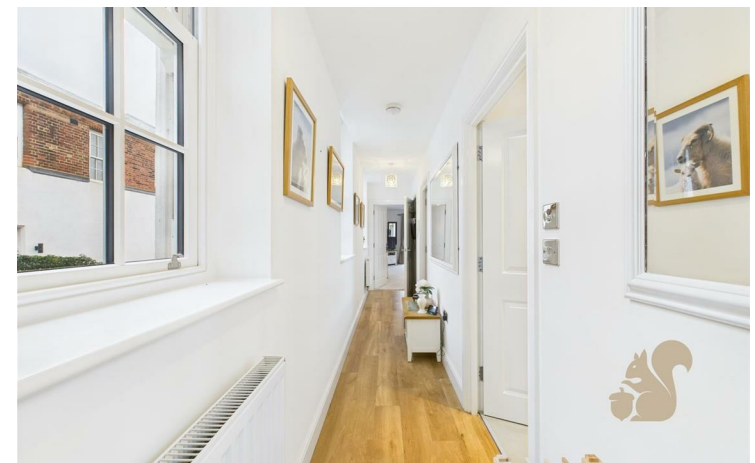
\* Guide Price £300,000 - £325,000\*

A modern and well-appointed two-bedroom ground-floor apartment, ideally positioned close to Sudbury town centre and just a stone's throw from the picturesque Water Meadows. Offering a generous layout and contemporary finish throughout, this home is perfect for first-time buyers, downsizers, or investors.

The property features a spacious open-plan kitchen/living area with direct access to a private balcony, providing an ideal space for relaxing. The principal bedroom benefits from its own en-suite shower room, while the second double bedroom is served by a stylish family bathroom. A long entrance hallway provides a pleasant sense of space and separation between rooms.

Externally, the apartment comes with two allocated parking spaces, a rare and valuable feature for this location.

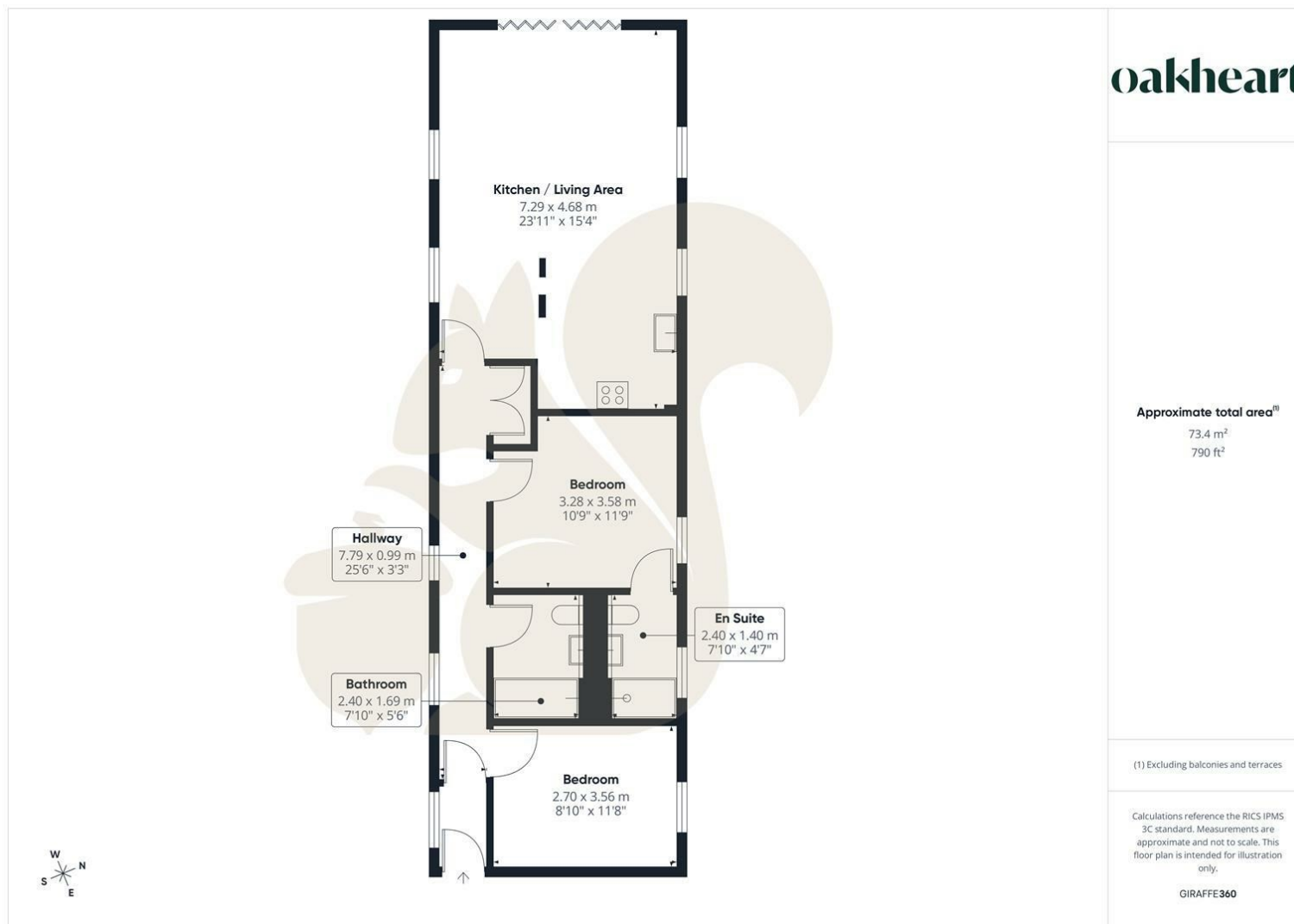
Set within easy reach of shops, cafés, transport links, and scenic riverside walking routes, this property combines convenience with peaceful surroundings.











Local Authority:

Babergh

Tenure:

Leasehold

Council Tax Band:

D

### Energy Efficiency Rating

|                                                    | Current | Potential |
|----------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs        |         |           |
| (92 plus) <b>A</b>                                 |         |           |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   | 80      | 80        |
| (55-68) <b>D</b>                                   |         |           |
| (39-54) <b>E</b>                                   |         |           |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    |         |           |
| Not energy efficient - higher running costs        |         |           |
| <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.

Oakheart Sudbury

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