

oakheart

£200,000

Offers In The Region Of  
Meadow Lane, Sudbury

Offered to the market with NO ONWARD CHAIN, this spacious two-bedroom first floor apartment is ideally positioned within striking distance of Sudbury town centre, the branch line train station with links to London Liverpool Street, and the town's picturesque water meadows.

The property offers well-proportioned accommodation throughout, beginning with a welcoming entrance hallway that provides access to all principal rooms. The generous living room is a standout feature of the home, offering an excellent amount of space for both relaxing and

entertaining, filled with plentiful natural light from dual aspect windows.

The kitchen is positioned adjacent to the living space and offers a range of fitted base and wall-mounted units topped with stone effect work surfaces, an integral oven, four ring gas hob, stainless steel extractor fan and an inset stainless steel sink and drainer unit complete with chrome mixer tap.

There are two well-sized bedrooms, with the principal bedroom

benefitting from built-in wardrobes and a private en-suite shower room, while the second bedroom is also a comfortable double. The accommodation is completed by a modern family bathroom comprising of a panel bath, low level WC and a pedestal wash hand basin.

Externally, the property further benefits from allocated parking along with additional visitor parking spaces, providing convenient parking for both residents and guests. The property also enjoys the use of well-maintained communal gardens.

Call Oakheart today to arrange your viewing!







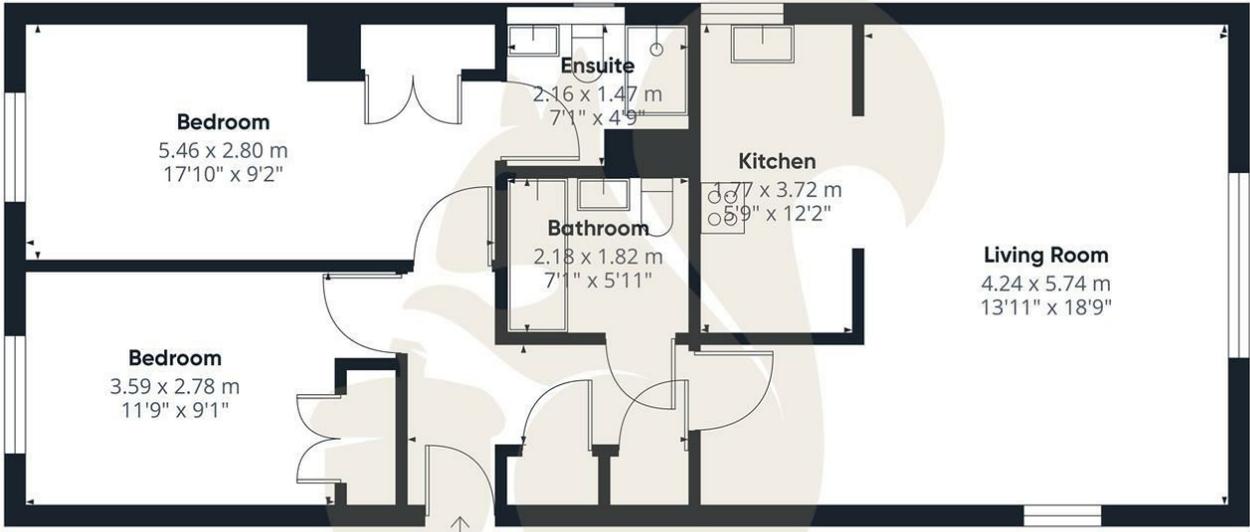


**oakheart**

Local Authority:

Tenure:  
Leasehold

Council Tax Band:  
C



Approximate total area<sup>(1)</sup>  
76.1 m<sup>2</sup>  
821 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C 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>		
(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.

Oakheart Sudbury  
01787 322 322  
sudbury@oakheart.co.uk  
18 Market Hill, Sudbury, Suffolk, CO10 2EA

**oakheart**