



SUDBURYS
INDEPENDENT ESTATE AGENTS



£152,000 (LEASEHOLD)

Flat 3, Reynards Court
The Street
Foxearth
Sudbury
CO10 7JQ

EPC Rating 'E'

Council Tax Band B

- DOUBLE BEDROOM
 - BATHROOM
 - SITTING ROOM
 - KITCHEN
 - ELECTRIC HEATING
 - COURTYARD GARDEN
 - PARKING
 - POPULAR LOCATION
-

HALLWAY

Half glazed door to outside, airing cupboard containing lagged copper cylinder.

SITTING ROOM

13' 3" x 12' 6" (4.04m x 3.81m)

Window to front elevation, half glazed door to side aspect, night storage heater, fire place with brick chimney breast.

KITCHEN

13' x 6' (3.96m x 1.83m)

Window to front elevation, work surfaces with inset sink, hob with oven under, fitted extractor hood, space and plumbing for automatic washing machine, good range of floor mounted cupboards and drawers with matching wall mounted cupboards, wood effect flooring, part tiling to walls and understairs storage cupboard.

BEDROOM

12' x 9' 4" (3.66m x 2.84m)

Window to rear elevation, night storage heater, door to rear aspect.

BATHROOM

6' 7" x 6' (2.01m x 1.83m)

Panel bath with mixer taps and shower attached, pedestal wash hand basin, low level WC, fully tiled walls, ladder radiator, electric fan heater, window to side aspect.

OUTSIDE

There is a small courtyard garden to the rear of the property and a designated parking space.

Lease details are as follows:

Leasehold term 999 years from 2017 at a nominal ground rent.

Service Charge currently £40 pcm

The freehold is owned by Reynards Court Management Company Ltd. With flats 1, 2 and 3 owners being the equal and only shareholders.

Freeholders maintain the structure and exterior but individual flat owners are responsible for their own external window decoration.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Contact Us

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Opening Hours

Mon-Fri: 9am – 5.00pm
Sat: 9am – 1pm

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