

**NP** NICHOLAS  
PERCIVAL

**To Let.** £775 PCM

5 North Street Parade, Sudbury CO10 1GL



TICKET  
MACHINE  
← →

P  
Disabled  
Parking  
→

Krew Law  
PROPERTY MANAGEMENT

NORTH STREET PARADE

**Coaching**

- 1-2-1 Readings - Psychic or Mediumship or a bit of both
- Complementary Therapies - Reiki, Reflexology, Massage, Aromatherapy and more...
- Intuitive Life Coaching - Single sessions or 12 week courses
- Spiritual Courses, Classes & Workshops
- Crystals and spiritual gifts

3

01787 310555



A well-presented and conveniently situated first floor one bedroom apartment, recently redecorated throughout and located within easy reach of the many amenities offered by the thriving market town of Sudbury. Offering bright and well-proportioned accommodation, the property is ideally suited to a single occupant or professional couple seeking comfortable and low-maintenance living

To Let £775 pcm | Holding Deposit £178 | Deposit £890  
EPC E47 | Babergh District Council Tax Band A

### Property

The apartment is accessed via a private front door with stairs rising to the first floor landing. From here, the entrance hallway provides access to all principal rooms. To the front of the property is a spacious and light-filled sitting and dining room, enhanced by an attractive bay window which creates an inviting and versatile living space. The adjoining kitchen has been fitted in a modern grey finish and comprises a range of matching base and wall mounted units, integrated electric oven, hob and extractor fan, together with space for an undercounter fridge and washing machine.

Positioned to the rear of the property is a generously sized double bedroom, offering ample space for bedroom furniture and enjoying a pleasant outlook. The shower room is fitted with a modern suite including a WC, vanity wash hand basin and electric shower. The apartment has been freshly redecorated in neutral tones throughout, creating a bright and contemporary feel, and further benefits from electric heating.

### Outside

Please note there is no parking at this property, and tenants will need to make their own arrangements.

### Location

Located in the heart of Sudbury, this charming market town offers an appealing blend of historic character, countryside beauty and modern convenience. Nestled on the banks of the River Stour and surrounded by picturesque Suffolk landscapes, Sudbury is renowned for its vibrant community, independent shops, cafés and regular markets, while also providing excellent schooling and leisure facilities. Rich in heritage and famously associated with artist Thomas Gainsborough, the town combines period architecture with a welcoming atmosphere, making it an ideal location for families, professionals and those seeking a more relaxed pace of life. Convenient transport links to nearby towns and cities, including Colchester and London via rail connections, further enhance Sudbury's appeal as a desirable place to call home.

## Location.

**5 North Street Parade, Sudbury Suffolk**

Sat-Nav Ref: **CO10 1GL**

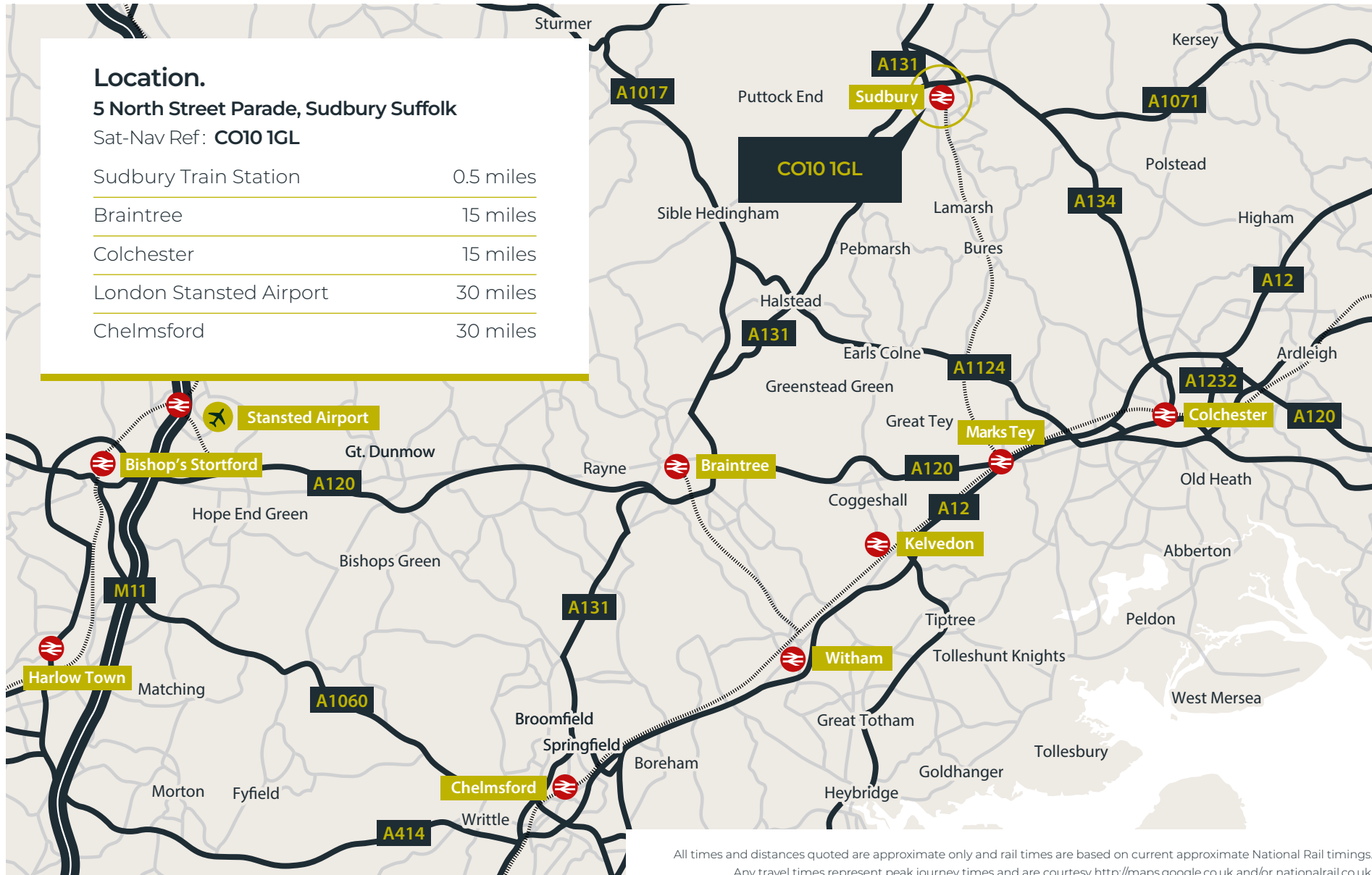
Sudbury Train Station 0.5 miles

Braintree 15 miles

Colchester 15 miles

London Stansted Airport 30 miles

Chelmsford 30 miles



All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings. Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or [nationalrail.co.uk](http://nationalrail.co.uk)



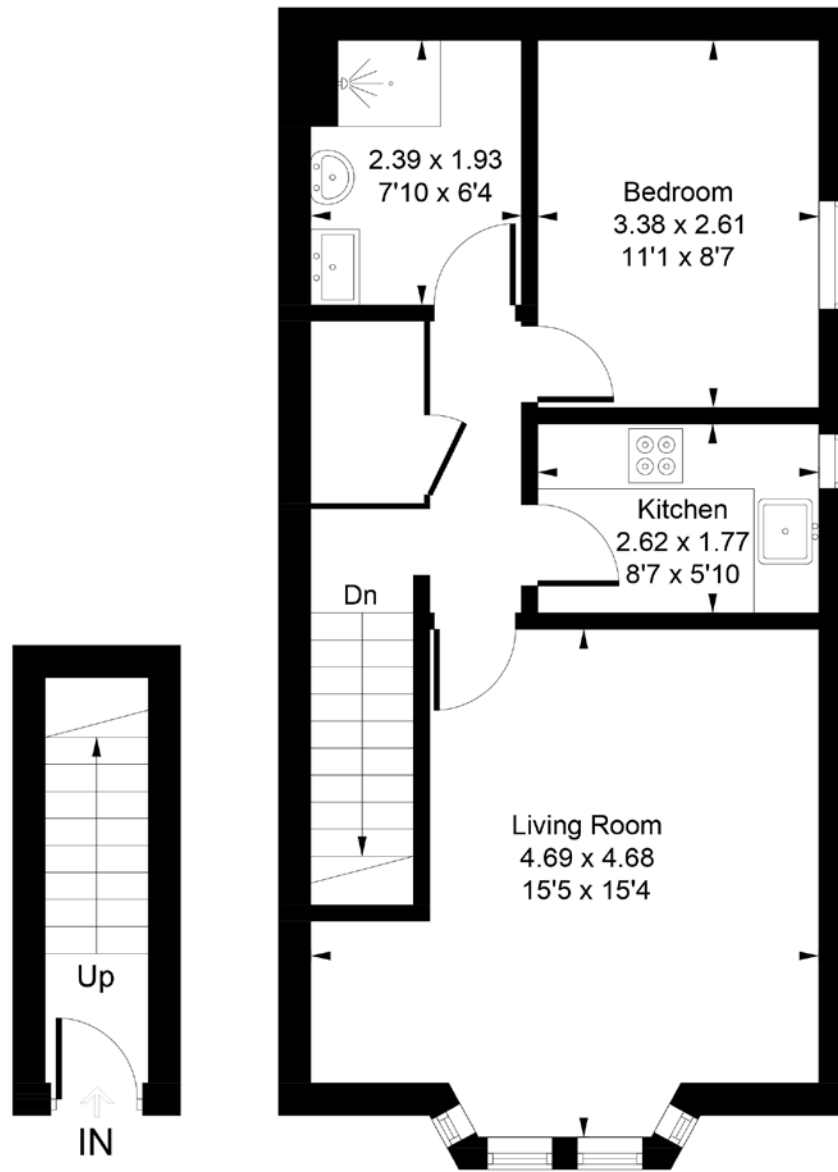




## North Street Parade, Sudbury, CO10 1GL

Approximate Gross Internal Area = 538 sq ft / 50.0 sq m

Illustration for identification purposes only.  
Measurements are approximate and not to scale.



Viewing is strictly by appointment with the Sole Letting Agents.



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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

Please note, digitally enhanced were taken in 2023 and the property has since been occupied.

IMPORTANT: we would like to inform prospective tenants that these lettings particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to rent, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract.