

oakheart



£60,000

Taylor Court, Great Cornard

Offered on a 40% shared ownership basis, this beautifully presented and spacious top floor apartment is ideal for first-time buyers, featuring a bright and airy open plan kitchen and living area, a generously sized double bedroom, and the added benefit of allocated parking. The living space is particularly impressive, with double glazed French doors opening onto a Juliette balcony, creating a light and inviting atmosphere perfect for both relaxing and entertaining. The modern kitchen is well equipped with a range of fitted wall and base units, ample work surface space, an

integrated oven with hob and extractor, and space for additional appliances. The property also benefits from a welcoming entrance hall with useful storage and an airing cupboard with plumbing for a washing machine, a spacious double bedroom with a lovely outlook, and a contemporary bathroom fitted with a bath and shower over, wash hand basin, WC, and heated towel rail.

Situated in the popular village of Great Cornard, just a short

distance from the market town of Sudbury, the property is ideally located for access to a wide range of local amenities including shops, schools, and a doctor's surgery, while excellent transport links are available via nearby Sudbury and Colchester, both offering mainline rail services into London Liverpool Street. Externally, the property benefits from allocated parking as well as visitor spaces, making it a practical and attractive home in a sought-after modern development.









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GLATM
52.96 m²
570.08 ft²

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

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

GIRAFFE360

Local Authority:

Babergh

Tenure:

Leasehold

Council Tax Band:

A

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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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