



Phoenix Court, Church Walk, Sudbury CO10 1HH

welcome to

Phoenix Court, Church Walk, Sudbury

50% SHARED OWNERSHIP Set within the heart of Sudbury giving easy access to the town centre and train station is this spacious two bedroom ground floor apartment.

Communal Hall

Entrance door to front and rear aspects.

Entrance Hall

Entrance door. Entry phone. Two radiators. Two large storage cupboards.

Lounge

Double glazed window to front aspect. Radiator.

Kitchen

Double glazed window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit. Central heating boiler. Space for appliances.

Bedroom One

Double glazed window to side aspect. Radiator.

Bathroom

Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Extractor fan.

Bedroom Two

Double glazed window to side aspect. Radiator.

Parking

To the rear of the building there is a private car park for the apartments, there is a restricted amount of spaces and parking cannot be guaranteed, there is a potential option for permit parking nearby in Acton Square, you can gain more information about the permit cost and availability by contacting the local council.





view this property online williamhbrown.co.uk/Property/SUD111286



welcome to

Phoenix Court, Church Walk, Sudbury

- Two bedrooms
- Ground floor
- 50% Shared ownership
- Private car park to rear
- Easy access to local amenities

Tenure: Leasehold EPC Rating: C

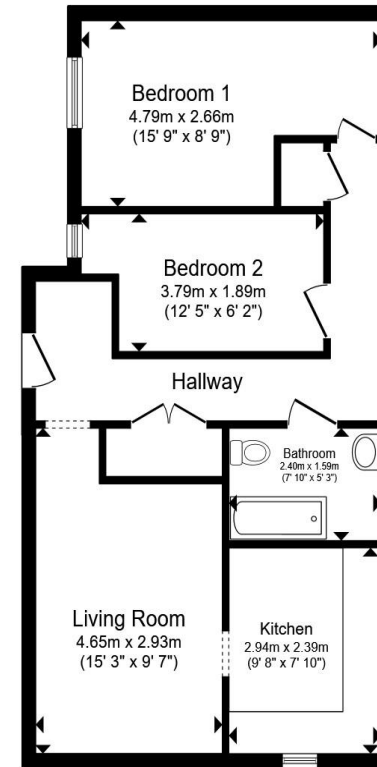
Council Tax Band: A Service Charge: 579.48

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 190 years from 20 May 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership

£80,000



Total floor area 54.1 m² (582 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/SUD111286



Property Ref:
SUD111286 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01787 379372



Sudbury@williamhbrown.co.uk



23-24 Market Hill, SUDBURY, Suffolk, CO10
2EN



williamhbrown.co.uk