Queens Close, Great Cornard, Sudbury, Suffolk, CO10 0HT
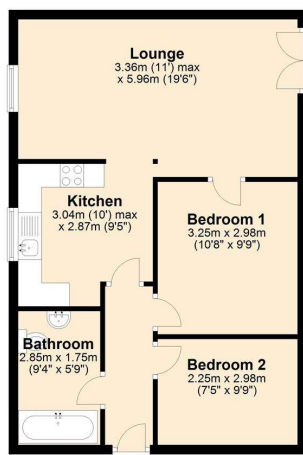## Offers in excess of: £150,000

- First Floor Flat
- No Onward Chain
- Two Bedrooms
- Buy to Let Investment
- Viewing Advised
- Gas Radiator Heating
- Parking
- Lounge/Diner

PALMER & PARTNERS - A spacious and modern two bedroom first floor apartment offered to the market with no-onward chain and situated in Great Cornard. A carpeted entrance hallway leads to all of the rooms, the large lounge diner is dual aspect room with a juliet balcony, the modern kitchen includes an electric oven and hob, along with integrated fridge/freezer, and washing machine, the main bedroom is good sized double with carpeted flooring, the second bedroom is also carpeted, the bathroom is fitted with a white suite with half tiled walls and tiled flooring, the property also has parking available.

Great Cornard is situated a short distance from Sudbury's Town Centre, Sudbury lies on the Essex/Suffolk borders in the heart of the Stour Valley, with its busy market and famous water meadows. Sudbury offers a range of shopping and leisure facilities including galleries, a theatre, doctor's surgery and a branch line train station with links to London Liverpool Street.

Ground Floor

Lounge
3.36m (11') max
x 5.96m (19'6")

Kitchen
3.04m (10') max
x 2.87m (9'5")

Bedroom 1
3.25m x 2.98m
(10'8" x 9'9")

Bathroom
2.85m x 1.75m
(9'4" x 5'9")

Bedroom 2
2.25m x 2.98m
(7'5" x 9'9")

LEASE INFORMATION:
Lease - 109 years remaining
Service charge - £1,163 per annum
Ground rent - £150 per annum