

## Station Road, Sudbury, Suffolk, CO10 2SS

Offers in excess of: £140,000



This two bedroom first floor apartment, located within close proximity to the train station and Sudbury town centre, benefits from permit parking to the rear, double glazing throughout, electric panel heating and would make an ideal first time purchase or investment. As agents we would recommend an early viewing of the property to appreciate the accommodation on offer which comprises a shared entrance with one other apartment, stairs up the entrance door, Kitchen, living room, two bedrooms and shower-room.

The property comes with a share of the freehold along with the other two flats in the property.

Council tax band: A

EPC Rating: D

Set in the heart of the Stour Valley, an area of outstanding natural beauty, Sudbury is an ancient market town dating back to Saxon times. Sudbury has been used for television locations, most significantly for BBC's Lovejoy, and is surrounded by the attractive countryside so often painted by Constable and Gainsborough and by quintessentially English villages. The market place is the centre of the town with many fine buildings, and the town offers plenty of restaurants, cafes and bars as well as a mix of shops. The Sudbury water meadows are beautiful and are crossed by many footpaths which are excellent for walking. Friars Meadow, closest to the town, is an ideal place for a picnic and next to the Kingfisher Leisure Centre, The Valley Trail starts and this runs along a disused railway as far as Long Melford. The Trail forms part of the National Cycle Network Route 13 and the St Edmunds Way.



#### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A		
(81-94)	B		82
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	