



**Easterns Place, Station Road, Sudbury CO10 2FA**

**welcome to**

**Easterns Place, Station Road, Sudbury**

Situated within the highly regarded Easterns Place development in the heart of Sudbury is this well presented two bedroom apartment with stunning open plan kitchen/living, this spacious apartments central position gives easy access to everything Sudbury has to offer including Train Station and Water



**Entrance Hall**

Entrance door. Storage cupboard. Door leading to:-

**Open Plan Kitchen / Living**

Large double glazed windows with juliette balcony to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with mixer tap. Integral oven and hob with hood over. Integral fridge/freezer. Integral dishwasher and washing machine. Extractor fan, two radiators.

**Bedroom One**

Double glazed window to front aspect. Radiator.

**Bedroom Two**

Double glazed window to front aspect. Radiator.

**Bathroom**

Suite comprising low level WC, vanity wash hand basin and bath with mixer tap and shower over. Heated towel rail.

**Parking**

There is some residents permit parking available in the service road behind the apartments, there is also permit parking in the Kingfisher car park along with many other car parks and on road parking in near by streets. If you are interested finding more information on the permit parking then we advise looking on the Babergh council website or speaking to the directly.



***view this property online*** [williamhbrown.co.uk/Property/SUD111458](http://williamhbrown.co.uk/Property/SUD111458)



welcome to

## Easterns Place, Station Road, Sudbury

- Two bedrooms
- Popular and modern development
- First floor apartment
- Stunning open plan kitchen/living
- Some permit parking available

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1110.67

Ground Rent: 333.92

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£200,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/SUD111458](https://www.williambrown.co.uk/Property/SUD111458)



Property Ref:  
SUD111458 - 0003

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.



william h brown



**01787 379372**



[Sudbury@williambrown.co.uk](mailto:Sudbury@williambrown.co.uk)



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



[williambrown.co.uk](https://www.williambrown.co.uk)