



**Lucas Road, Sudbury CO10 2WR**

**welcome to**

**Lucas Road, Sudbury**

\*NO ONWARD CHAIN\* A well presented, newly decorated, two bedroom first floor apartment on the edge of Sudbury town centre. The property offers a spacious lounge and re fitted kitchen, as well as an abundance of residents parking.



**Entrance Hall**

Entrance door. Entry phone. Doors leading to bedrooms and bathroom.

**Lounge**

14' 1" x 13' ( 4.29m x 3.96m )

Double glazed window to rear aspect overlooking an area of green. Electric heater, storage cupboard.

Opening onto:-

**Kitchen**

11' 7" x 5' 10" ( 3.53m x 1.78m )

Double glazed window to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Integral oven and inset hob with hood over. Space for appliances.

**Bedroom One**

10' 5" x 9' 9" ( 3.17m x 2.97m )

Double glazed window to front aspect. Built in wardrobes. Electric heater.

**Bedroom Two**

10' 7" x 6' 4" ( 3.23m x 1.93m )

Double glazed window to front aspect. Electric heater.



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welcome to

## Lucas Road, Sudbury

- No onward chain
- Two bedrooms
- Well presented
- First floor apartment
- Spacious lounge

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 2200.00

Ground Rent: 180.00

This is a Leasehold property with details as follows; Term of Lease 153 years from 01 May 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUD111481 - 0005

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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.



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