



**Taylor Court, Great Cornard, Sudbury CO10 0WG**

**welcome to**

## **Taylor Court, Great Cornard, Sudbury**

\*40% SHARED OWNERSHIP\* Set within this highly regarded modern development with views over an area of Greensward is this spacious one bedroom top floor apartment that offers stylish open plan kitchen and living and is enhanced with allocated parking.

### **Entrance Hall**

Storage cupboard. Entrance Door. Airing cupboard/utility cupboard. Plumbing for washing machine. Electric heater.

### **Open Plan Kitchen / Living**

Double glazed window to front aspect with Juliette balcony overlooking large areas of greensward. Entry phone system. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with one and a half bowl. Integral oven with hob and hood over. Electric heater.

### **Bedroom One**

Double glazed window overlooking greensward. Electric heater.

### **Bathroom**

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

### **Agent's Note**

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead





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## Taylor Court, Great Cornard, Sudbury

- 40% Shared ownership
- Spacious top floor apartment
- Allocated parking
- Stylish open plan kitchen / living
- Juliette balcony overlooking Greensward

Tenure: Leasehold EPC Rating: B

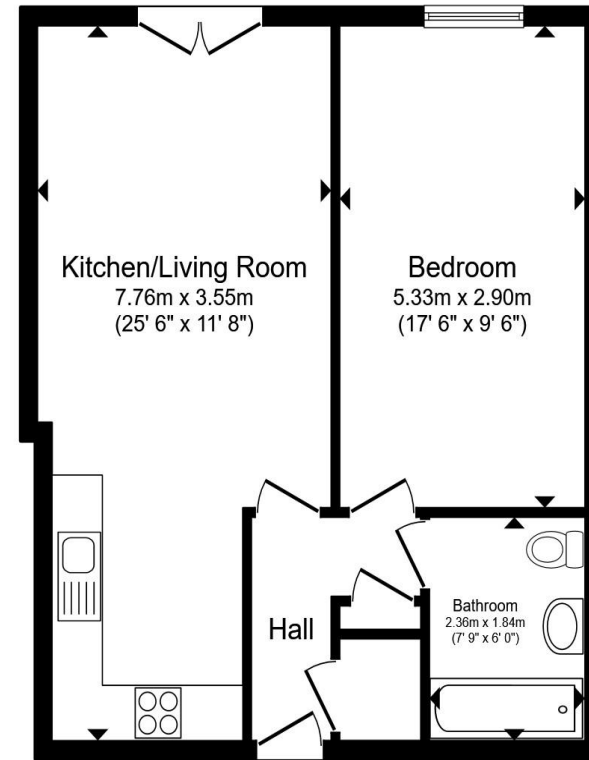
Council Tax Band: A Service Charge: 1500.84

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 10 Dec 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership

**£60,000**



Total floor area 50.1 m<sup>2</sup> (539 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](http://www.propertybox.io)

  
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Property Ref:  
SUD111555 - 0002

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.

  
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