



DAVID
BURR

21
34 Walnut Tree Place,
Sudbury, Suffolk



34 Walnut Tree Place, Simon Theobalds Close, Sudbury, Suffolk, CO10 1AN

Sudbury is a thriving market town surrounded in part by open farmland and countryside including the famous Water Meadows. The town has a wealth of amenities and facilities including a railway link to London Liverpool Street. There is an excellent range of shops to cater for most everyday needs as well as a choice of pubs, restaurants, recreational and educational facilities. The nearby market towns of Colchester (15 miles) and Bury St Edmunds (18 miles) offer extensive amenities, the former providing a mainline station to London Liverpool Street, serving the commuter.

A top (second) floor apartment with lift access situated within a highly-regarded and conveniently located former Victorian hospital conversion development. The property contains bright and well-designed accommodation which includes a hallway with ample storage, an open plan kitchen/dining/living room, two bedrooms (the master with en-suite) and a further bathroom. There is the further benefit of a private balcony with excellent open views and two private off-road parking spaces.

A top floor two-bedroom apartment in a highly-regarded development within short walking distance of town amenities and the water meadows.

ENTRANCE HALL: With two useful storage cupboards off and doors leading to:-

KITCHEN/DINING/SITTING ROOM: 7.76m x 4.58m (25'4" x 15'3")
Containing a contemporary kitchen with a matching range of base and wall level units with worksurfaces incorporating a sink with mixer tap above and drainer to side and a ceramic hob. Integrated appliances include a refrigerator, freezer, electric combination oven, washing machine and dishwasher. Space for a dining table and chairs and ample space for seating. Windows on three elevations provide for plenty of natural light and there is high quality engineered oak style Karndean flooring throughout.

MASTER BEDROOM: 7.62m (max) x 3.21m (25' x 10'6") A comfortable double bedroom with a door leading to:-

EN-SUITE: 2.76m x 1.51m (9'1" x 4'11") Containing a walk-in shower with marble effect panelled surround and glass screen, W.C., wash hand basin and chrome heated towel rail.

BEDROOM TWO: 2.97m x 2.5m (9'9" x 8'3") A further double bedroom with exposed timbers and double glazed double hung sash window.

BATHROOM: 2.5m x 1.71m (8'3" x 5'7") Containing a bath with tiled surround, mixer tap and shower attachment above. W.C. and wash hand basin.

Outside

The property has the benefit of two private designated **OFF-ROAD PARKING SPACES**. There is the additional benefit of a generously proportioned private **BALCONY** which provides space for dining al-fresco and a lovely open outlook towards the water meadows and is enclosed by steel railings. The development further benefits from communal outside space and convenient walking distance to both town amenities and countryside walks across the meadows.

SERVICES: Main water, drainage and electricity are connected. Gas fired warm air heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band B – A copy of the energy performance certificate is available on request.

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LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: D

TENURE: Leasehold

LEASE LENGTH: 244 years remaining. 250 years from 31st May 2018

SERVICE CHARGE: £1887.54 per annum

GROUND RENT: £250 per annum

CONSTRUCTION TYPE: Brick

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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