

oakheart



£155,000

Offers In The Region Of
Taylor Court, Great Cornard

An immaculately presented executive one bedroom first floor apartment located within a popular development close to a broad range of local amenities and schooling in the well serviced village of Great Cornard. This home makes for the ideal purchase for first time buyers, investors and home movers alike.

The property is presented immaculately well and it situated on the first floor in a modern complex which is maintained to a high standard and surrounded by ample communal green space. The Market Town of Sudbury is just under 2 miles by car which offers an abundance of local shops, restaurants and other amenities. It is also walkable by

footpath or via the Dove House Meadow riverside walk which leads directly to the Train Station.

The property itself boasts spacious accommodation throughout and comprises an open plan living area with a Juliet balcony overlooking the well maintained green at the front. The kitchen is modern in design and features a range of sleek gloss floor and wall mounted units topped with wooden work surfaces, integrated fridge/freezer, oven and electric hob. Off of the hallway is a spacious bathroom offering a tiled finish comprising of a panel bath with shower over the tub, low level WC and wash hand basin, storage cupboard featuring a

washing machine and large double bedroom further offering views over the external green space. The property is finished to a high standard with neutral decoration throughout.

Externally there is allocated parking for one vehicle and communal use of a secure bike shed and bin store. The communal entrance and stairwell of the block is managed on an intercom system with key fob access and front door camera. Call Oakheart Sudbury for further information.

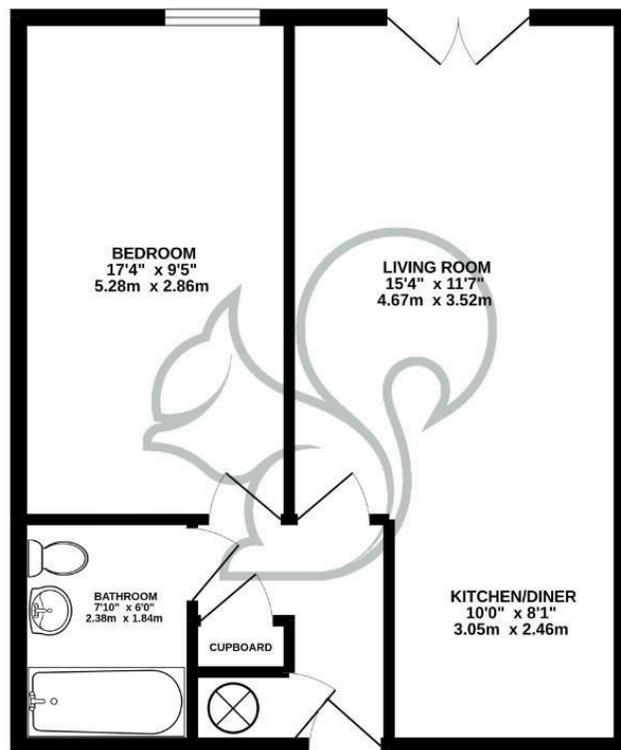








GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA: 526 sq.ft. (48.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority:
Babergh

Tenure:
Leasehold

Council Tax Band:
A

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	88	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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