



**Guide Price £220,000 -
£240,000**

The Limes Apartment, Great Cornard



THE PROPERTY

Offered with no onward chain, this well-presented two-bedroom apartment provides spacious and practical accommodation throughout.

The entrance hall gives access to all rooms. The bright open-plan kitchen/living area enjoys plenty of natural light and features a range of units, worktop space and integrated appliances including an oven, hob, extractor hood, fridge/freezer, dishwasher and washing machine.

The principal bedroom is a generous double room with an en-suite shower room. The second bedroom offers flexible accommodation, ideal as a guest room, nursery or home office, and benefits from built-in storage. A family bathroom completes the accommodation.

Further benefits include communal parking.

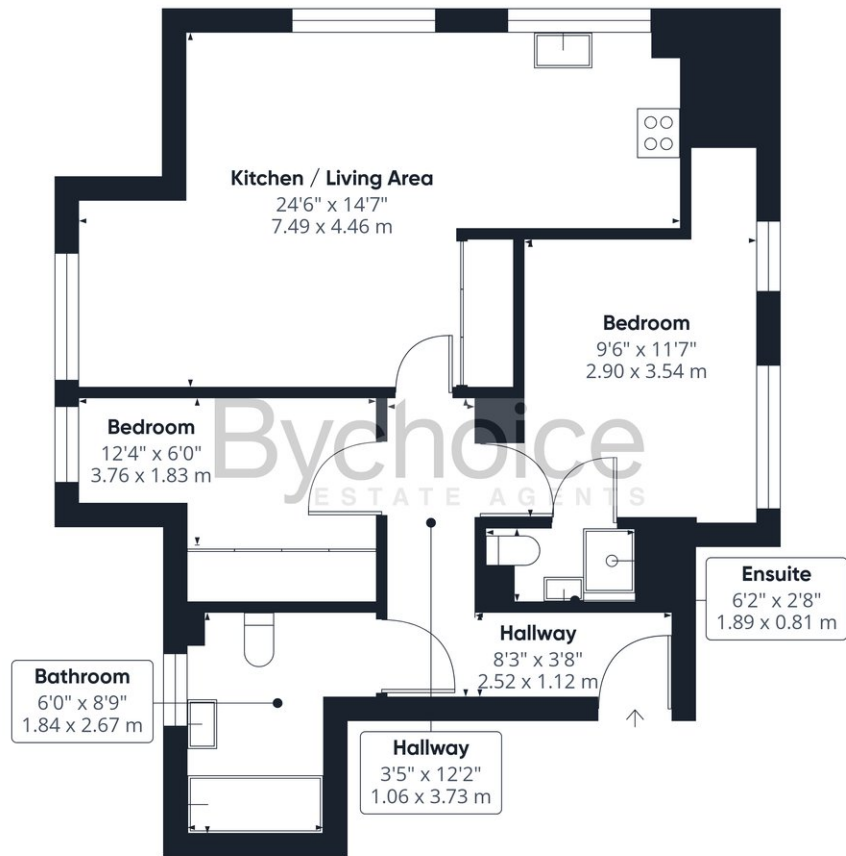
THE LOCATION

Great Cornard offers excellent local amenities including schools, shops, pubs and a doctor's surgery. Nearby Sudbury provides a wider range of facilities, a thriving market town atmosphere and a railway station with connections via Marks Tey to London Liverpool Street. Bakers Court is approximately a 15-minute walk from the station, making it ideal for commuters.









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Approximate total area⁽¹⁾
655 ft²
60.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Council & Council Tax Band – Band B - Babergh District Council

Tenure – Leasehold

Lease Length – 966 Years Remaining On Lease

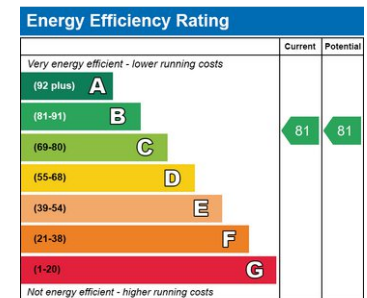
Service Charge – £1750 Per Year

Broadband – Ultrafast broadband with download speeds of up to 1800 Mbps and upload speeds of up to 220 Mbps (Ofcom data)

Mobile Coverage – Voice & Data likely outdoor with EE, Three, O2 & Vodafone. (Ofcom data)

Utilities – Mains Water, Mains Electric, Mains Drainage, Gas Central Heating

Property Construction – Standard Brick Construction



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance 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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