



22 WALNUT TREE PLACE
Sudbury, Suffolk

Carter Jonas

22 WALNUT TREE PLACE, SIMON THEOBALD CLOSE, SUDBURY, SUFFOLK, CO10 1AN

- Long Melford 2.5 miles
- Colchester 14 miles
- Bury St Edmunds 16 miles

Entrance hall · Open plan Lounge/dining room
West facing balcony · Study/Bedroom 2 · Principal
Bedroom with ensuite Shower room · Family bathroom
Great location · Allocated parking & visitor spaces

DESCRIPTION

The former Victorian hospital, dating back to 1867, has been transformed into high spec apartments and captures some of the wonderful original exterior features, such as sash windows and the original Victorian red brick walls with the interiors providing a modern twist.

A welcoming hallway provides access to an open plan lounge/dining room with new carpets and bi-folding doors leading to the west-facing balcony with stunning 180 degree views over The River Stour and the Water Meadows, a bespoke fitted kitchen with high quality fitted appliances, two double bedrooms (one with an ensuite shower room) and family bathroom.

OUTSIDE

The apartment benefits from a spacious balcony enjoying views towards the Water Meadows with good space for seating. There is a good range of communal garden areas and dedicated parking, plus additional visitors spaces. The property has the advantage of lift access or stairs and a secure entry phone system.

**A STUNNING 2 BEDROOM APARTMENT IN SIMON THEOBALD PLACE,
WHICH IS A CONVERTED VICTORIAN HOSPITAL, NOW PROVIDING
IMMACULATE ACCOMMODATION, WITHIN WALKING DISTANCE OF THE
TOWN AND THE WATER MEADOWS.**



LOCATION

Sudbury is a thriving market town centred around the market square set in the countryside of Suffolk with an extensive range of amenities including a wide variety of shops, sports facilities, churches, restaurants, pubs and schooling.

There is also a branch line station with trains connecting at Marks Tey for London's Liverpool Street.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity, gas, water & drainage
Gas central heating

Local Authority: Babergh District Council

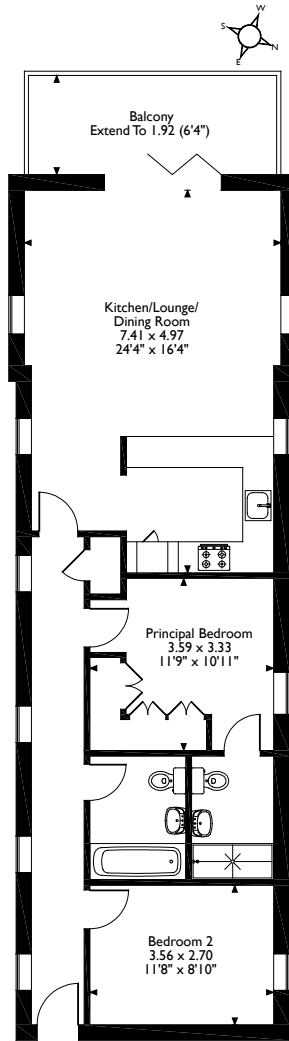
Council Tax: Band D

Service Charge: Service Charge £204 pcm
Ground rent £250 per annum
Lease 246 years

Viewing: By appointment with Carter Jonas
T: 01787 882881




22 Walnut Tree Place, Sudbury, Suffolk
Approximate Gross Internal Area
77 Sq M/826 Sq Ft



First Floor Flat

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for guidance purposes only. Measurements are approximate.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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