



**10 WALNUT TREE PLACE**  
Sudbury, Suffolk

**Carter Jonas**

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

- Long Melford 2 miles
- Colchester 15 miles
- Bury St Edmunds 18 miles

Entrance Hall • Kitchen/living room • Double Bedroom  
Family bathroom • Store • Garden • Allocated parking

### DESCRIPTION

10 Walnut Tree Place is a light and airy apartment within a refurbished former Victorian Hospital, which dates to 1867 and which has been transformed into luxury high specification apartments. The renovation of this attractive, historical building compliments the historical features, with original Victorian brickwork and sash windows, whilst the interiors provide a very modern appearance. This beautiful, modern ground floor apartment has the advantage of a private gardens and an allocated parking space.

Upon entrance, is a spacious hallway, which provides access through to the open plan kitchen/living room. The kitchen is fully fitted with integral appliances and benefits from ample storage space. The open-plan layout of this room provides a very social feel, with space for dining table and sofas and glazed door leading to the private garden. Adjacent to this, is a large double bedroom with space for plenty of storage. In addition there is a useful, large storeroom which could easily be converted in to a study/home office, as well as this is a spacious, modern family bathroom.

### OUTSIDE

Outside offers a private south facing garden with a paved patio/alfresco dining area and small lawn, all surrounded by laurel hedging, iron rail and wooden fencing, and a gate for access. To the rear of this sympathetic conversion is ample parking with a designated space for 10 Walnut Tree Place.

**AN ATTRACTIVE, LUXURY, HIGH-SPECIFICATION ONE BEDROOM GROUND FLOOR APARTMENT THAT IS CONVENIENTLY JUST A SHORT WALK TO SUDBURY TOWN CENTRE.**



## 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:** Leasehold  
(250 years from January 1st 2017)

**Service Charge:** £1200 per annum

**Ground Rent:** £500 per annum

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

**Local Authority:** Babergh District Council

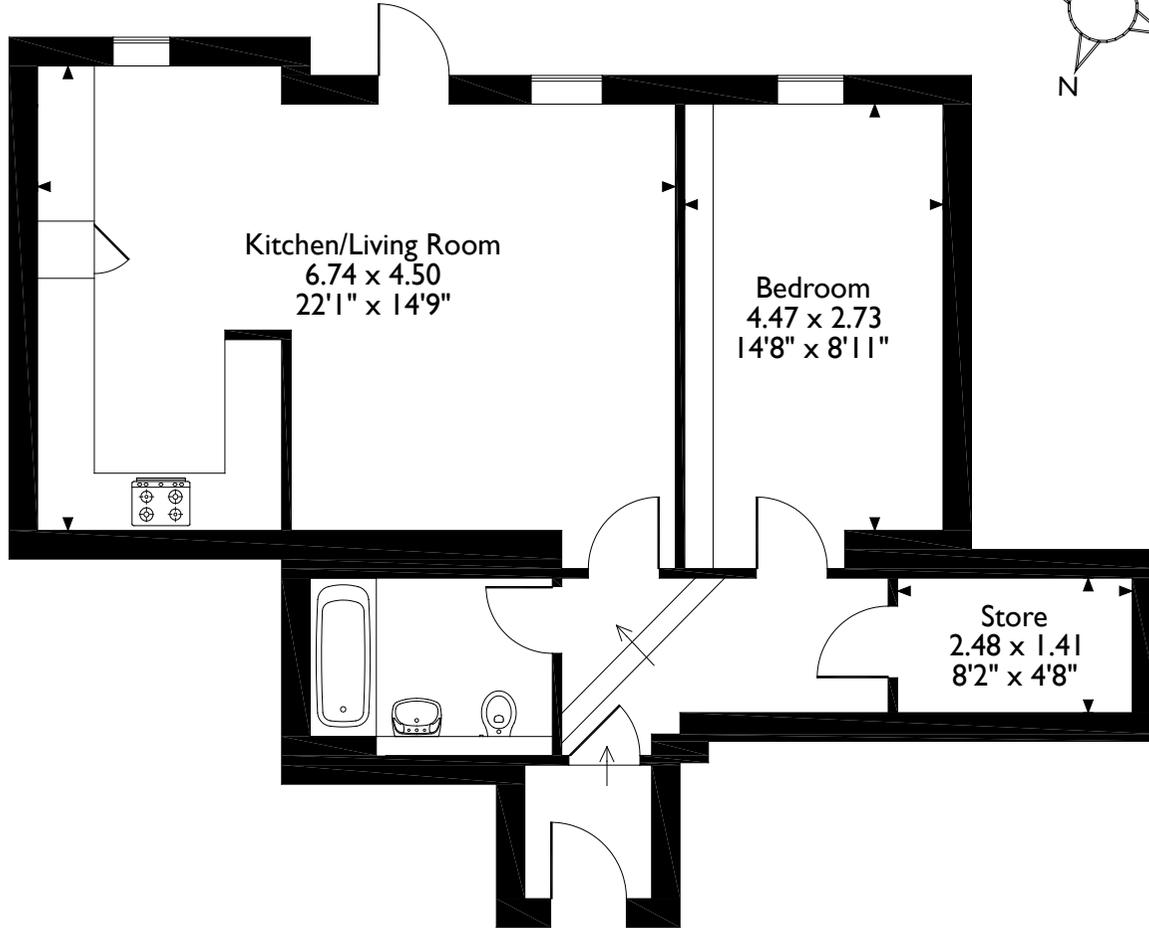
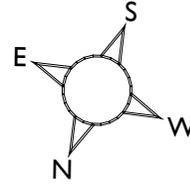
**Council Tax:** Band C

**Viewing:** By appointment with Carter Jonas  
T: 01787 882881

**What3Words:** ///envelope.driven.minerals



10 Walnut Tree Place, Sudbury, Suffolk  
 Approximate Gross Internal Area  
 63 Sq M/ 678 Sq Ft



**Ground Floor Flat**

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

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

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Offices throughout the UK

**IMPORTANT INFORMATION**

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