



**34 WALNUT TREE PLACE**  
Sudbury, Suffolk

Carter Jonas



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

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

Superbly presented apartment • Two double bedrooms  
• One with en-suite shower room • Family bathroom •  
Open plan kitchen/living room •  
EPC rating TBC B

### DESCRIPTION

This lovely apartment is conveniently located within walking distance of Sudbury town centre. 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. 34 Walnut Tree Place offers a high specification throughout and comprises: A Hallway leading to an amazing open plan and bespoke fitted kitchen with high quality appliances and generous living space. Two double bedrooms (one with an ensuite shower room) and a family bathroom.

### OUTSIDE

The apartment benefits from a spacious and private balcony enjoying elevated views, with good space for seating. There is also a 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 APARTMENT WITHIN A CONVERTED FORMER VICTORIAN HOSPITAL, OFFERING STUNNING ELEVATED VIEWS OVER THE RIVER STOUR AND 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:** Leasehold - 243 years remaining

**Services:** Mains Water, drainage, gas and electric. Gas central heating. Service charge £189 per month. Ground Rent £250 per annum.

**Local Authority:** Babergh Band B

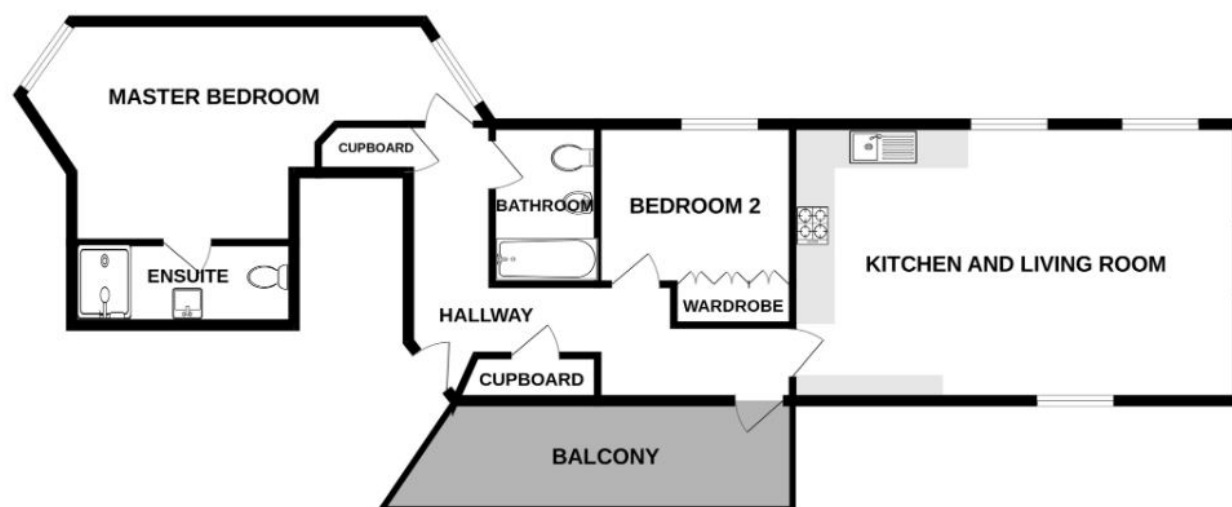
**Viewings:** By appointment with Carter Jonas  
Tel: 01787 882881

**What3Words:** ///starter.beyond.paddocks





## 2ND FLOOR APARTMENT



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