

Description

Approximate Room Sizes

LOCATION Great Cornard boasts a host of essential amenities, including a doctor's surgery, both primary and secondary schools, a variety of shops and pubs. It provides residents with convenient access to everyday necessities.

Sudbury, a vibrant market town, is within easy reach. It features a bustling market square and is enveloped by the picturesque Suffolk countryside. In Sudbury, you'll discover an extensive array of amenities, such as diverse shops, sports facilities, churches, restaurants, and traditional pubs.

The village's proximity to Sudbury is not only convenient for shopping and entertainment but also for transportation. Sudbury boasts a branch line train station with connections, including those at Marks Tey, offering train services to London's Liverpool Street. Which is just a 15 minute walk from Bakers Court. This makes Great Cornard an attractive choice for commuters and those seeking easy access to the capital.

Great Cornard combines the charm of village life with the accessibility of a thriving market town, making it an ideal location for a wide range of residents, from families to commuters.

THE PROPERTY Located in the charming and sought-after Bakers Mill Development, this exceptional first-floor 2-bedroom apartment offers a remarkable living experience along the picturesque banks of the serene River Stour. Inside, you are welcomed by a bright and spacious open-plan kitchen and living area, creating an inviting space that effortlessly blends relaxation and entertainment. Within this space is a true highlight of this apartment, a private balcony that allows you to bring the outside world in.

The master bedroom is complete with a convenient ensuite shower room. The property also boasts a generous sized second bedroom. Additionally, a well-appointed family bathroom stands ready to cater to the needs of both residents and guests.

For those who value practicality and convenience, this apartment also includes a carport. Allowing your vehicle to be protected from the elements and conveniently accessible from the property.

Adding to the appeal, this property offers the added benefits of a share of freehold, granting you a higher level of control and peace of mind when it comes to property ownership. The security and flexibility that this share of freehold provides is a significant advantage.

Furthermore, the substantial 996-year lease accompanying this property ensures that you can enjoy the comfort of long-term ownership and the stability of a sound investment. It's a rare find that offers both a splendid living environment and a secure, lasting investment, making it an opportunity you won't want to miss.

COMMUNAL ENTRANCE

ENTRANCE HALL

KITCHEN/DINING/LIVING ROOM 22' x 15' 4" (6.71m x 4.67m)

BALCONY

BEDROOM ONE 14' 8" x 11' 4" (4.47m x 3.45m)

ENSUITE

BEDROOM TWO 11' 2" x 9' 8" (3.4m x 2.95m)

BATHROOM

CARPORT

AGENTS NOTE

Tenure - Leasehold (Share of freehold)

Lease Length - 996 years remaining

Service Charge - £1237 per annum

Ground Rent - N/A

Additional Information

Local Authority – Babergh District Council

Council Tax Band – C

Tenure – Share of Freehold

Services – Electric Heating, Mains Water & Drainage

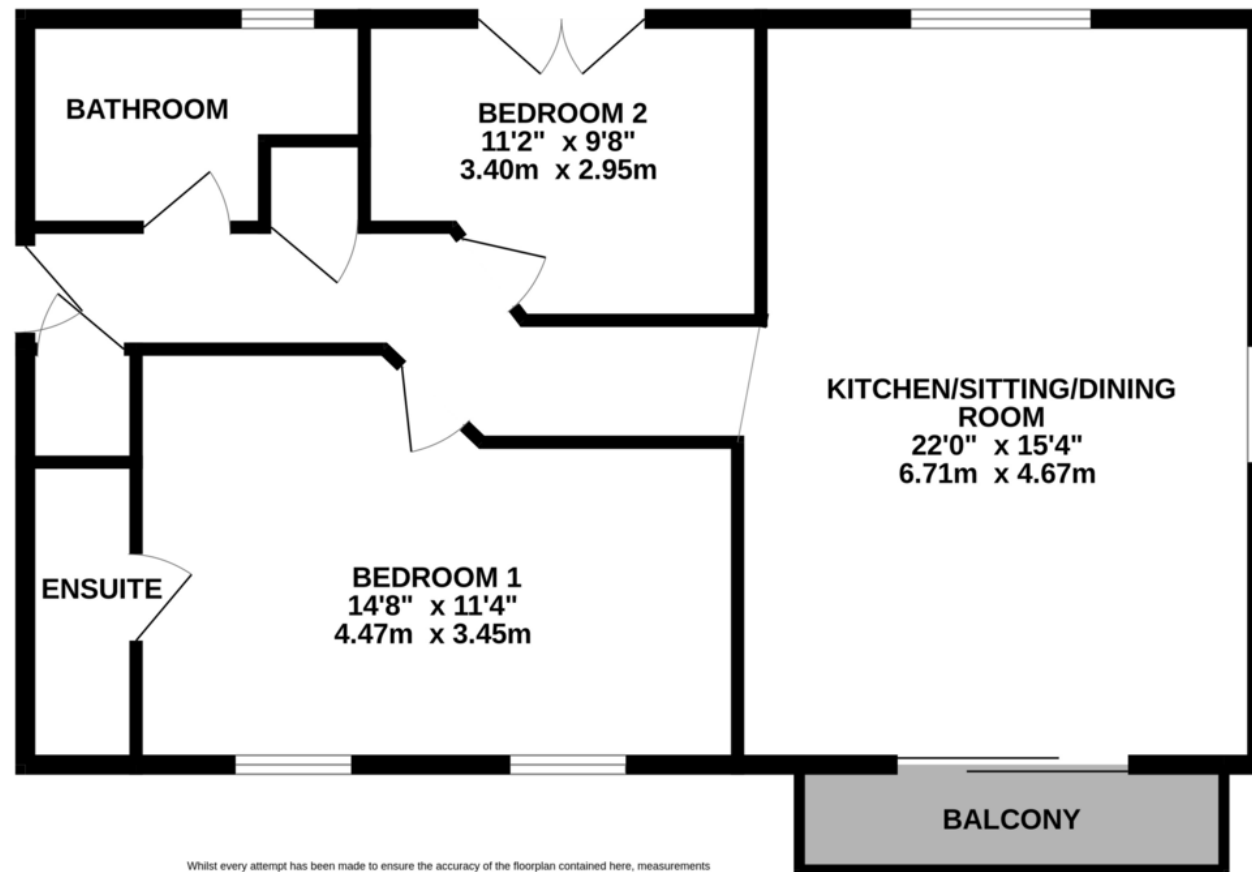
Post Code – CO10 0GG

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





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. Made with Metropix ©2023

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Your home may be repossessed if you do not keep up repayments on your mortgage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	78 C
39-54	E		
21-38	F		
1-20	G		

Contact Details

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

Bakers Court | Great Cornard | CO10 0GG

£190,000

Fantastic 2-bedroom apartment in the coveted Bakers Mill Development. This property offers an inviting open plan kitchen/living space, complete with an ensuite in the master bedroom and a family bathroom. Enjoy the convenience of a carport, share of freehold, and an impressive 996-year lease. Situated in a desirable location, you'll find excellent proximity to schools, co-ops, pubs, a supermarket, and just a short 15-minute stroll to Sudbury Train Station

- Two Bedrooms
- Open Plan Kitchen/Living Space
- Ensuite To Master Bedroom
- Family Bathroom
- Carport
- Share Of Freehold
- 996 Year Lease