



South Vale, Sudbury

- Chain Free
- Communal Garden
- The John Lyon School 0.90 Miles
- Sudbury Hill Underground Station 0.16 Miles
- Two Double Bedrooms
- Horsenden Primary School Primary 0.60 Miles
- Sudbury Hill Harrow Rail Station 0.05 Miles

£369,000

**Tenure: Share of
Freehold**

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South Vale, Sudbury

DESCRIPTION

Stanmore Hunters is delighted to present this well-presented first-floor two-bedroom flat, offering a wide array of benefits that make it an ideal choice for first-time buyers or investors.

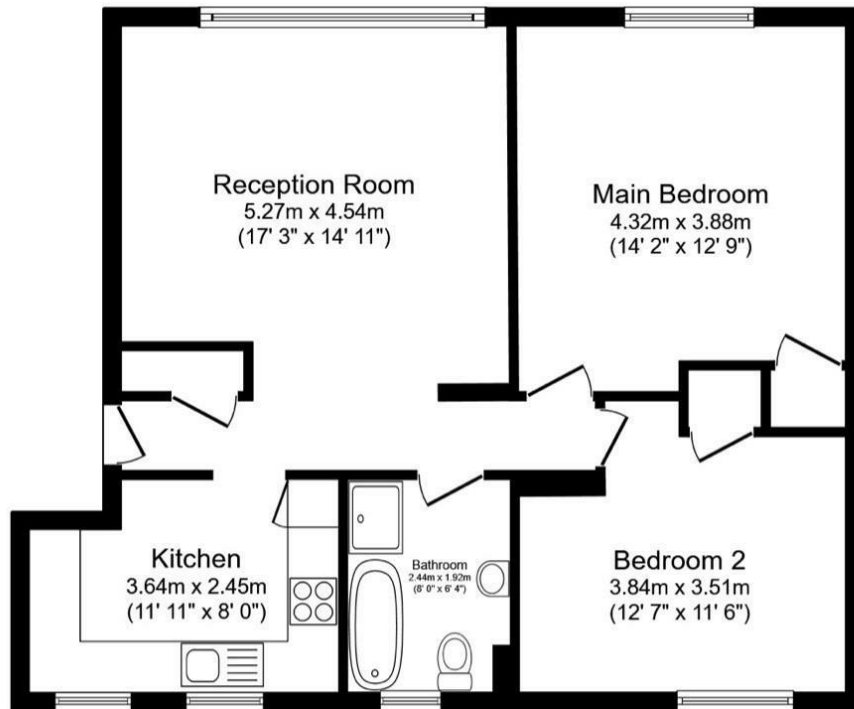
Conveniently located close to shops, amenities, and excellent transport links, including Piccadilly and Overground stations as well as bus services, this property ensures easy access to everything you need.

The flat features a separate kitchen and bathroom, and residents have access to well-maintained communal gardens at the rear, benefit of own garage accessed via a secure gated code system.

To arrange a viewing or inquire further about this property, please don't hesitate to contact Stanmore Hunters at 02036671333.

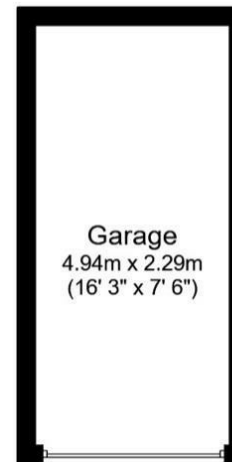


Council Tax: C



Floor Plan

Floor area 68.8 sq.m. (741 sq.ft.) approx



Garage

Floor area 11.3 sq.m. (122 sq.ft.) approx

Total floor area 80.1 sq.m. (862 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewing

Please contact our Hunters Stanmore Office on 0203 667 1333 if you wish to arrange a viewing appointment for this property or require further information.

6 Station Parade, Harrow, HA3 8SB

Tel: 0203 667 1333 Email:

stanmore@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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