



South Vale, Sudbury

- Chain Free
- Communal Garden
- The John Lyon School 0.90 Miles
- Sudbury Hill Underground Station 0.16 Miles
- Modern flat in Sudbury

- Two Double Bedrooms
- Horsenden Primary School Primary 0.60 Miles
- Sudbury Hill Harrow Rail Station 0.05 Miles
- Bright reception room
- Ideal for commuters

£369,000

**Tenure: Share of
Freehold**

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South Vale, Sudbury

DESCRIPTION

Welcome to this charming flat located in the desirable area of Greville Court, South Vale, Sudbury. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or small families seeking a new home.

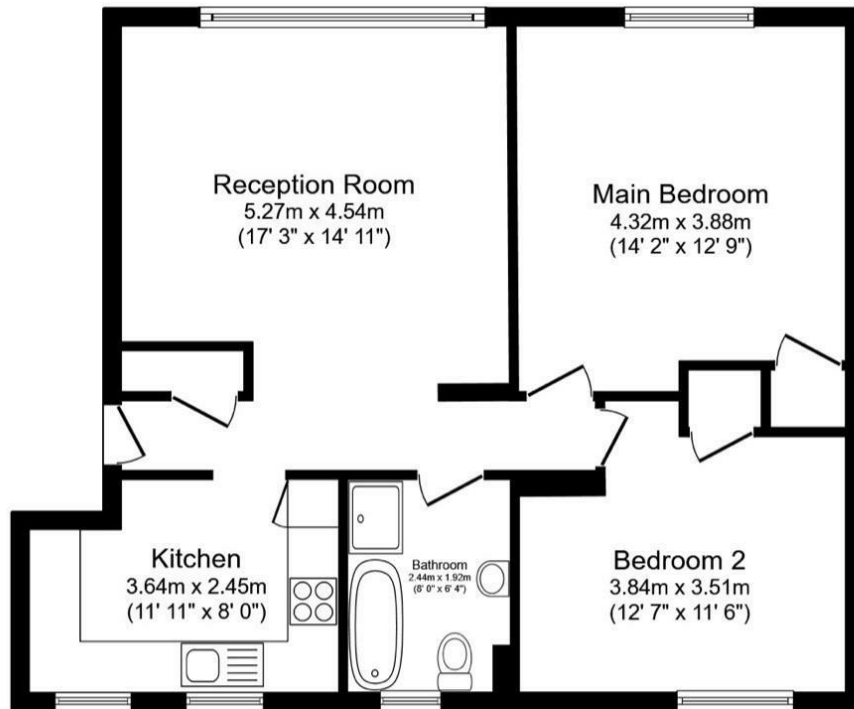
Upon entering, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The flat features two well-proportioned bedrooms, offering ample space for rest and relaxation. The bathroom is thoughtfully designed, ensuring both functionality and comfort.

One of the standout features of this property is the availability of parking for one vehicle, a valuable asset in this bustling area. The flat is situated in a peaceful neighbourhood, yet it remains conveniently close to local amenities, shops, and transport links, making daily life effortless.

This property presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of modern living. Whether you are a first-time buyer or seeking a rental, this flat in Greville Court is sure to meet your needs. Do not miss the chance to make this lovely flat your new home.

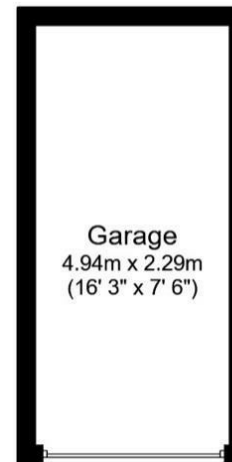


Council Tax: C



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