







We are pleased to bring to the market this well-proportioned ground floor apartment in this modern purpose built block. The property is in very good condition and well located in Sudbury along the prestigious Harrow Road. This property has excellent transport links and is just a short distance from Sudbury Hill and Sudbury Town tube stations, Sudbury & Harrow Road railway station, as well as local bus routes.

The property comprises; entrance hall, two bedrooms, modern fitted kitchen, modern bathroom, large open-plan kitchen and lounge and a private rear garden with electronic gates for off-street parking. The master bedroom offers great space and has ample storage, with the large double-glazed windows allowing an abundance of natural light to flow into the space. The kitchen includes a range of contemporary units and appliances. This property is chain free and has a long lease in excess of 990 years.





GROUND FLOOR  
APPROX. GROSS INTERNAL FLOOR AREA 656 sq. ft / 60.94 sq. m

Plans are for illustrative purposes only and are not to scale.  
Energy ratings are based on the energy efficiency of the building design, however all measurements, fixtures, fittings and materials are an approximate representation for illustrative purposes only.  
Liability for errors, omissions or misstatements through negligence or otherwise is hereby excluded.

**CP CREATIVE**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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