



 **2**  
Bedrooms

 **1**  
Bathroom





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.

Offers in the region of £400,000  
Harrow Road, HA0 2SF



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

Figures are for illustrative purposes only and do not constitute an offer.  
Every effort has been made to ensure the accuracy of the foregoing information, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
Liability for errors, omissions or mis-statements through negligence or otherwise is hereby excluded.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		EU Directive 2002/91/EC	
		77	78

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	
		79	80

