



## 3 Brewery Close Sudbury, HA0 2XA

£335,000



A 3 bedroom (formerly 2) ground floor apartment well set in this popular development off Harrow Road. The property benefits from double glazing, gas fired central heating, fitted kitchen, bathroom suite, laminate flooring and entry phone system. Resident parking and communal gardens. The property is situated within a cul de sac approximately 0.7 miles from Sudbury Hill's Piccadilly and Chiltern line railway station and approximately 0.5 miles from Sudbury Town's Piccadilly line station. The property is to be sold with the benefit of a newly extended lease.



Communal front door

Own front door

Lounge

Kitchen

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Outside

Resident parking and communal gardens

Communal Garden

Further information

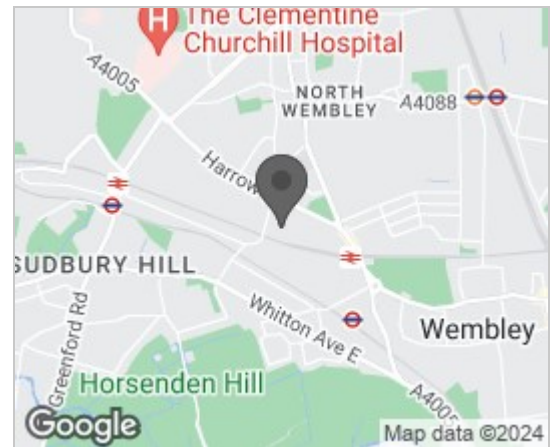
Lease extension lease to be granted on completion ( current lease 67 years )

Service Charge is £1712.92 per annum includes buildings insurance.

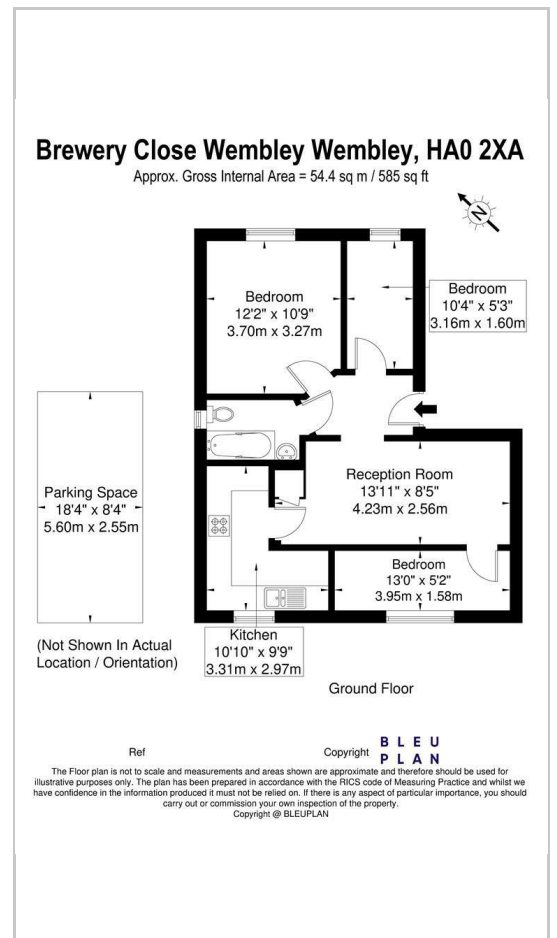
Ground Rent: £100 year ground Rent.

Council tax band - C

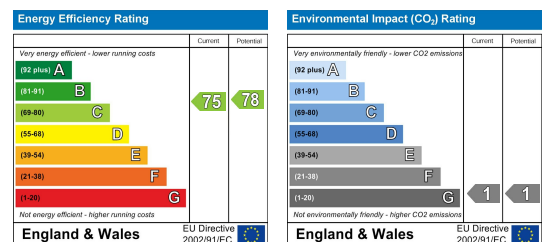
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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