



16 Shelley Court

107-109 Eton Avenue Sudbury, HA0 3BA

£199,950



A purpose built first floor studio apartment situated in a quiet residential road close to Sudbury Town.

The property offers a superb opportunity for first time buyers or investors with a rental income of around £1000.

The property comprises 15'4 x 15 Lounge/Sleeping area, fitted kitchen with white good included plus the benefit of a Valliant combi boiler (under warranty). Completing this studio is fully tiled family bathroom.

Benefits include, double glazing, gas central heating, resident parking plus a share in the freehold and a long lease in excess of 950 years.

The property is located within a short walk of N .Wembley station that provides a direct and reliable transport to central London via the Bakerloo & Overground train services.

The property is being sold with NO UPPER CHAIN.



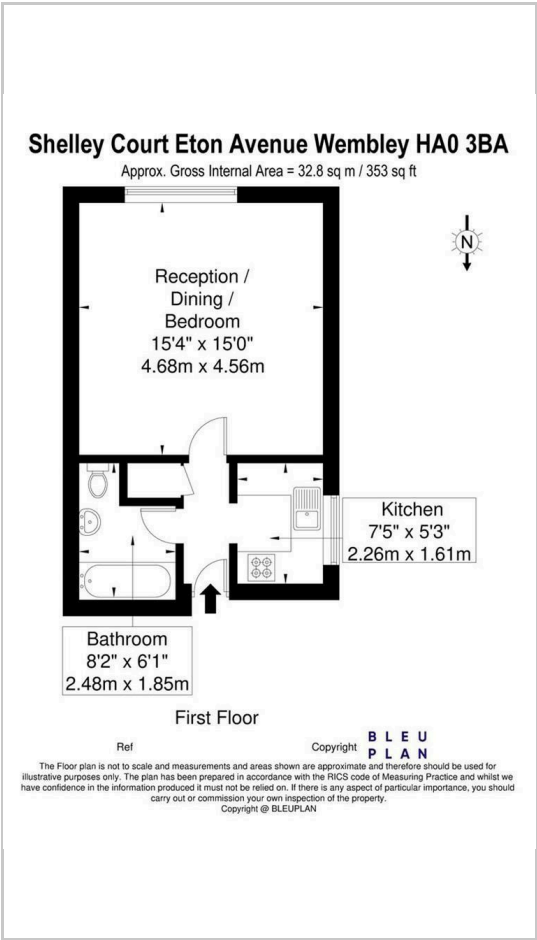
- Communal front door
- communal hallway
- own front door
- Entrance hall
- Studio room/Bedroom
- Kitchen
- Bathroom
- Outside
- Resident Parking
- Further information

Share of Freehold , lease 965 years remaining
 999 years from and including 25 March 1988 to and including
 Service Charge- £749.50 per year.
 Council Tax- Band B

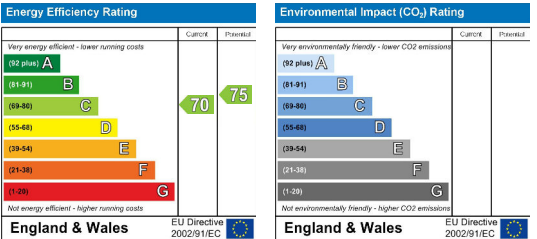
Area Map



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.