



MAVEN COURT, SUDBURY HILL, HARROW

£425,000

**** NO ONWARD CHAIN **** A spacious and well maintained two double bedroom, two bathroom second floor purpose built flat, conveniently located just moments from Sudbury Hill station (Piccadilly line & National Rail). The property briefly comprises entrance hallway with built in storage cupboards, dual aspect open plan living room/modern fitted kitchen with integrated appliances, private balcony, master bedroom with en-suite shower room, further double bedroom and family bathroom. Further benefits include double glazing, gas central heating, secure phone entry system, 116 year lease remaining and communal gardens.

- TWO DOUBLE BEDROOMS
- SECOND FLOOR PURPOSE BUILT FLAT
- SPACIOUS AND WELL MAINTAINED THROUGHOUT
- OPEN PLAN LIVING ROOM/ MODERN FITTED KITCHEN
- TWO BATHROOMS WITH EN-SUITE TO MASTER BEDROOM
- PRIVATE BALCONY
- BUILT IN STORAGE
- SECURE PHONE ENTRY SYSTEM
- EXCELLENT TRANSPORT LINKS VIA SUDBURY HILL STATION
- 116 YEAR LEASE REMAINING
- NO ONWARD CHAIN

Ground Floor

Communal Entrance

Second Floor

Hallway

Entrance into hallway via rear aspect door, wall mounted phone entry system, radiator, power points, two built in storage cupboards, laminate flooring.

Open Plan Living Room/Kitchen

19' 8" max x 18' 3" max (5.99m x 5.56m) Rear aspect double glazed door to 'Juliet' balcony, rear and side aspect double glazed windows, side aspect double glazed door to balcony, range of wall and base level units with square edge work surfaces, matching up-stands, integrated gas hob with stainless steel splash back, integrated oven, single sink with drainer, integrated fridge/freezer, space for dishwasher, plumbed for washing machine, radiator, power points, TV aerial, phone point, spot lighting, tiled wood effect flooring.

Balcony

10' 7" x 4' 8" (3.23m x 1.42m)

Bedroom One

14' 6" max x 13' 7" max (4.42m x 4.14m) Front and side aspect double glazed windows, radiator, power points, TV aerial, phone point, laminate flooring.

En-Suite

6' 11" x 4' 7" (2.11m x 1.40m) Low level W/C, vanity hand wash basin, shower cubicle with glass shower door, wall mounted shower with attachment, extractor fan, spot lighting, heated towel rail, tiled walls, tiled flooring.

Bedroom Two

16' 6" x 8' 7" (5.03m x 2.62m) Front aspect double glazed window, radiator, power points, TV aerial, phone point, mirror fronted fitted wardrobe, laminate flooring.

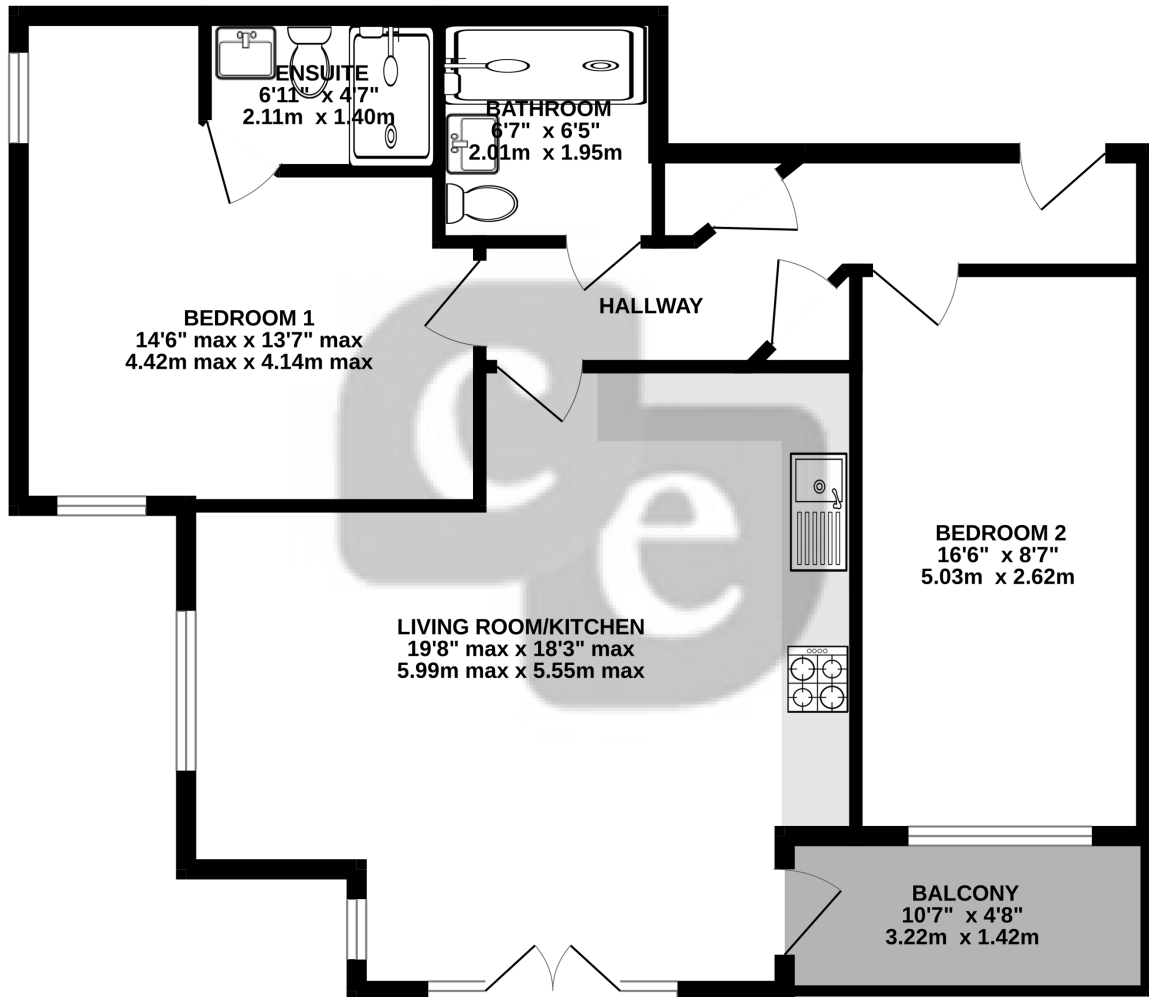
Bathroom

6' 9" x 6' 7" (2.06m x 2.01m) Low level W/C, wall mounted hand wash basin, double shower with glass shower screen and fully tiled surround, wall mounted shower with attachment, part tiled walls, wall mounted medicine cabinet, shaving point, extractor fan, spot lighting, heated towel rail, tiled flooring.



DISCLAIMER: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

GROUND FLOOR
834 sq.ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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