



BOWDEN
BRADLEY



BOWDEN

1 Suffolk Court Suffolk Road
, Newbury Park, IG3 8JQ

Guide price £300,000



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Nestled in the desirable Suffolk Road, this beautifully refurbished ground floor flat presents an excellent opportunity for first-time buyers. With two well-proportioned bedrooms and a welcoming reception room, this property offers a comfortable and inviting living space. The flat boasts a modern bathroom and has been thoughtfully updated throughout, ensuring a contemporary feel.

One of the standout features of this property is its location. Situated in a sought-after area, it benefits from a long lease and is conveniently placed within the catchment area for esteemed grammar schools, making it an ideal choice for families. Local shops are just a short stroll away, providing easy access to everyday amenities. For those who enjoy outdoor activities, the nearby Seven Kings Park offers a lovely green space, while a play area is also within close proximity, perfect for children.

Transport links are excellent, with Newbury Park Station just a short walk away, allowing for easy commuting into London and beyond. Additionally, the property offers plentiful parking outside, a significant advantage in this bustling area. Inside, you will find ample storage solutions, ensuring that your living space remains tidy and organised. Furthermore, a separate external storage unit adds to the convenience of this charming flat.

In summary, this property is a fantastic opportunity for anyone looking to settle in a vibrant community with excellent amenities and transport links. Don't miss your chance to make this delightful flat your new home.

Lease remaining: 103 Years
Annual Service charge: £760
Annual Ground rent: £10

Bowden Bradley Estate Agents are the seller's agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

Front

Hallway

Kitchen
10'5" x 9'7" (3.18 x 2.94)

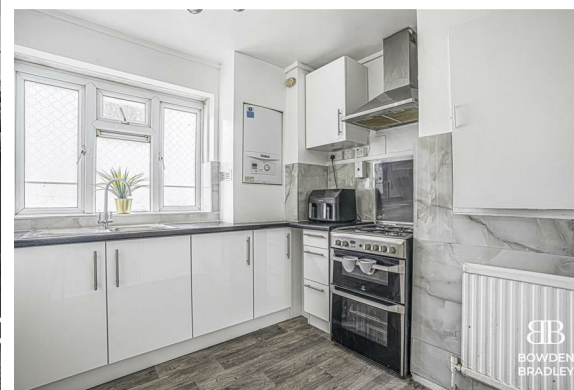
Living Room
14'11" x 14'0" (4.57 x 4.27)

Bathroom
4'7" x 6'11" (1.4 x 2.13)

Toilet
2'7" x 6'11" (0.79 x 2.13)

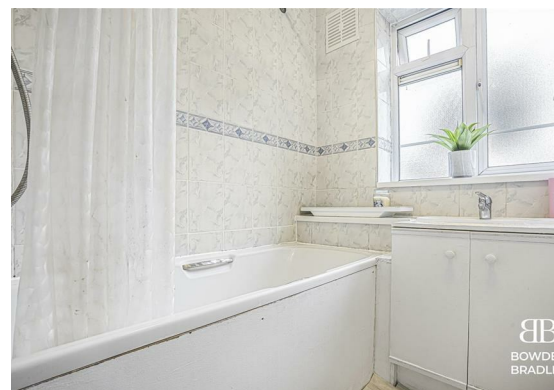
Bedroom
9'8" x 10'7" (2.97 x 3.25)

Bedroom

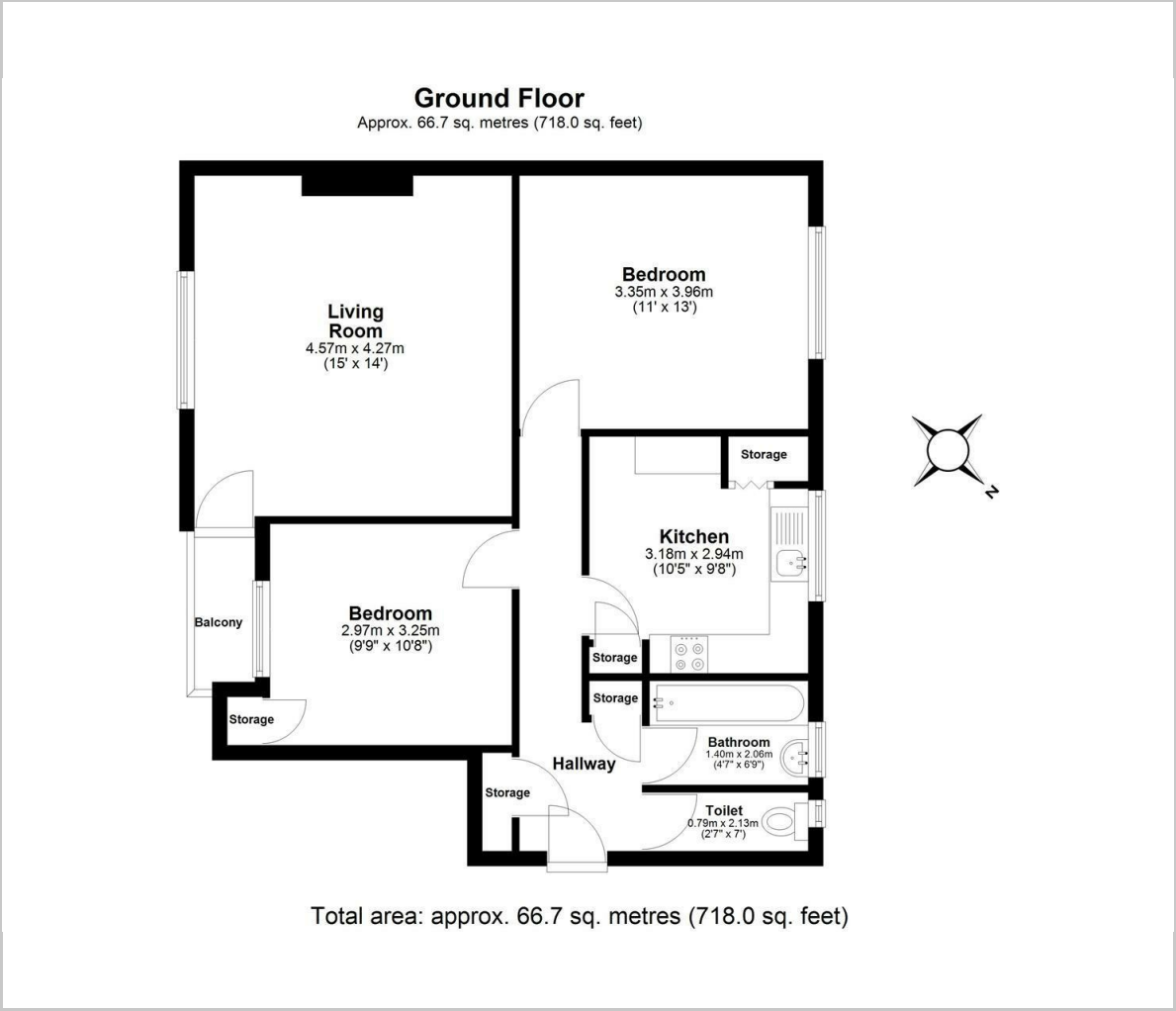




3.35 x 3.96



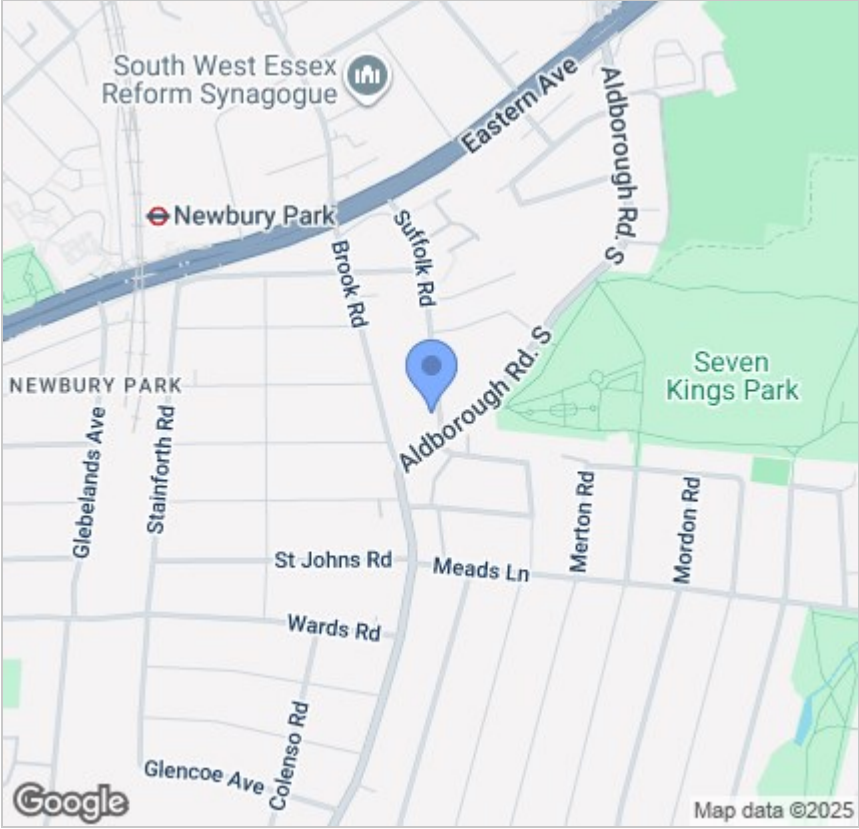
Floor Plan



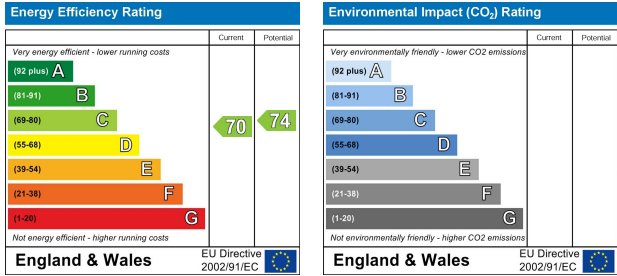
Viewing

Please contact our Bowden Bradley Office on 0208 0593 593 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



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.

Bansal House Bracken Industrial Estate, 185 Forest Road, Hainault, Essex, IG6 3HX
Tel: 0208 0593 593 Email: info@bowdenbradley.co.uk