



FIRST FLOOR
TOTAL APPROX FLOOR PLAN AREA 534 SQ.FT (50 SQ.M)
BRAEMER COURT, ST JAMES ROAD, SM1



GUIDE PRICE £275,000 - £300,000

LOCATED WITHIN A SHORT DISTANCE TO SUTTON MAINLINE STATION, SUTTON TOWN CENTRE AND ITS HOST OF AMENITIES INCLUDING SHOPS, RESTAURANTS AND TRANSPORT FACILITIES YOU WILL FIND THIS SUPERB ONE-BEDROOM PURPOSE BUILT FLAT.

THE PROPERTY IS LOCATED ON THE FIRST FLOOR AND BENEFITS FROM A SPACIOUS LOUNGE WITH LIVING AND DINING SPACE, SEPARATE MODERN KITCHEN, ONE DOUBLE BEDROOM INCLUDING WARDROBES AND A STYLISH BATHROOM SUITE. OUTSIDE YOU ARE PRESENTED WITH LOVELY COMMUNAL GARDENS FOR RELAXING IN THE SUMMER.

CALL CHRISTIES TODAY ON 0208 643 7777.

LEASE 945 YEARS REMAINING
SERVICE CHARGE: £900 PER ANNUM
GROUND RENT £15 PER ANNUM.
DETAILS PROVIDED BY VENDOR.

- CHAIN FREE
- CLOSE TO LOCAL AMENITIES
- MODERNIZED THROUGHOUT
- EPC RATING: C
- COUNCIL TAX BAND: B

