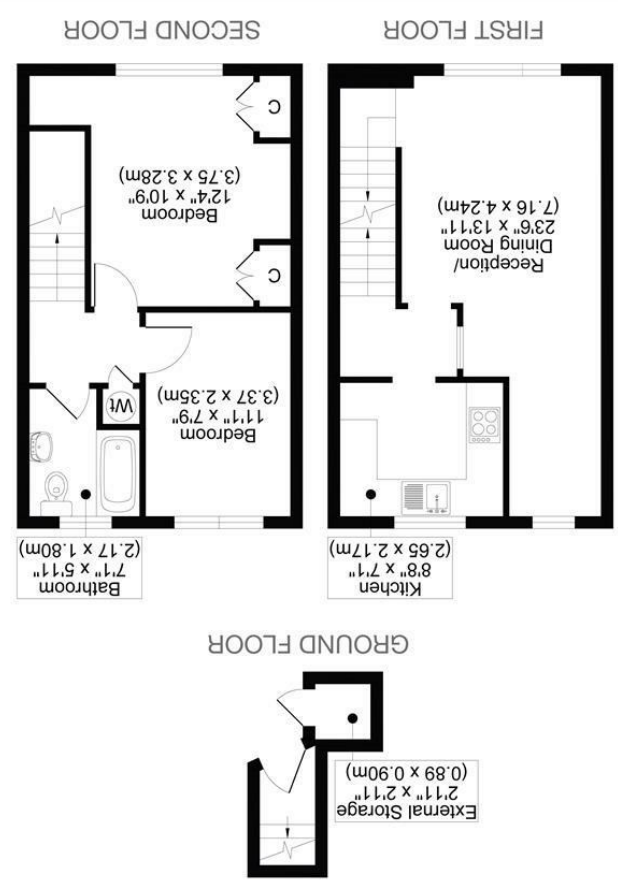




FAIRFORD COURT, GRANGE ROAD, SM2

TOTAL APPROX FLOOR PLAN AREA INCLUDING OUTBUILDING 679 SQ.FT (63 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING OUTBUILDING 670 SQ.FT (62 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



****GUIDE PRICE: £325,000-£350,000****
WELCOME TO GRANGE ROAD IN SUTTON. THIS CHARMING TWO-BEDROOM DUPLEX APARTMENT OFFERS A PERFECT BLEND OF COMFORT AND CONVENIENCE. WITH A WELL-PROPORTIONED RECEPTION ROOM, THIS HOME IS IDEAL FOR BOTH RELAXATION AND ENTERTAINING. THE TWO SPACIOUS BEDROOMS PROVIDE AMPLE SPACE FOR REST, WHILE THE WELL-APPOINTED BATHROOM ENSURES PRACTICALITY FOR EVERYDAY LIVING.

ONE OF THE STANDOUT FEATURES OF THIS PROPERTY IS ITS FANTASTIC LOCATION. RESIDENTS WILL BENEFIT FROM BEING IN CLOSE PROXIMITY TO A VARIETY OF LOCAL AMENITIES, INCLUDING SHOPS, CAFES, AND PARKS, MAKING IT AN EXCELLENT CHOICE FOR THOSE WHO APPRECIATE A VIBRANT COMMUNITY. ADDITIONALLY, SUTTON STATION IS JUST A SHORT DISTANCE AWAY, PROVIDING EASY ACCESS TO LONDON AND BEYOND, WHICH IS PERFECT FOR COMMUTERS.

THIS DUPLEX MAISONETTE ALSO BOASTS A BRILLIANT LONG LEASE, OFFERING PEACE OF MIND FOR FUTURE HOMEOWNERS. WHETHER YOU ARE A FIRST-TIME BUYER OR LOOKING TO INVEST, THIS PROPERTY PRESENTS AN EXCELLENT OPPORTUNITY TO SECURE A LOVELY HOME IN A SOUGHT-AFTER AREA. DO NOT MISS THE CHANCE TO VIEW THIS DELIGHTFUL APARTMENT AND EXPERIENCE ALL THAT IT HAS TO OFFER.

LEASE - 935 YEARS.
ANNUAL SERVICE CHARGE - £552.00
ANNUAL GROUND RENT - £0

- 2 BED DUPLEX MASONETTE
- FANTASTIC LONG LEASE
- IDEAL LOCATION FOR TRANSPORT LINKS AND LOCAL AMENITIES
- COUNCIL TAX BAND C
- EPC RATING C

