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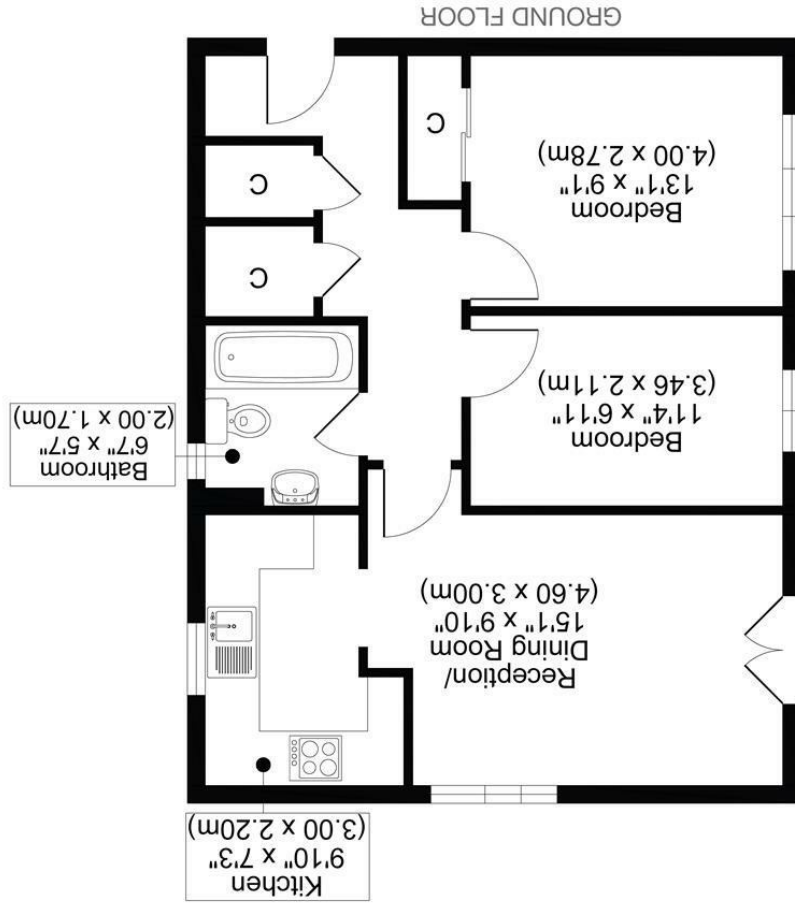
RICS

The Property Ombudsman

CHRISTIES

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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.



SEVENOAKS CLOSE, SM2  
 TOTAL APPROX FLOOR PLAN AREA 657 SQ.FT (62 SQ.M)



CHRISTIES



# SEVENOAKS CLOSE, SUTTON SM2 6NL

ASKING PRICE £280,000

WELCOME TO THIS DELIGHTFUL GROUND-FLOOR FLAT LOCATED ON SEVENOAKS CLOSE IN SUTTON.

OFFERING THE PERFECT BALANCE OF COMFORT AND CONVENIENCE, THIS CHARMING PROPERTY IS AN IDEAL CHOICE FOR FIRST-TIME BUYERS OR THOSE LOOKING TO DOWNSIZE.

UPON ENTERING, YOU'LL BE GREETED BY TWO GENEROUSLY SIZED DOUBLE BEDROOMS, EACH PROVIDING A PEACEFUL RETREAT FOR REST AND RELAXATION. THE MODERN BATHROOM, COMPLETE WITH UNDERFLOOR HEATING, ENSURES A WARM AND COMFORTABLE EXPERIENCE DURING THE COLDER MONTHS.

ONE OF THE STANDOUT FEATURES OF THIS HOME IS THE DIRECT OUTDOOR ACCESS, WHICH INVITES YOU TO ENJOY FRESH AIR AND SUNSHINE FROM THE COMFORT OF YOUR OWN SPACE. THIS IS PERFECT FOR THOSE WHO LOVE OUTDOOR LIVING OR HAVE A GREEN THUMB FOR GARDENING.

THE FLAT IS OFFERED CHAIN-FREE, MAKING THE BUYING PROCESS SMOOTHER AND MORE STRAIGHTFORWARD. PLUS, WITH A BOILER THAT'S LESS THAN A YEAR OLD, YOU CAN ENJOY PEACE OF MIND KNOWING YOUR HEATING SYSTEM IS BOTH EFFICIENT AND RELIABLE.

IN SUMMARY, THIS GROUND-FLOOR FLAT ON SEVENOAKS CLOSE PRESENTS A FANTASTIC OPPORTUNITY TO OWN A MODERN AND WELL-MAINTAINED HOME IN A HIGHLY SOUGHT-AFTER AREA. DON'T MISS YOUR CHANCE TO VIEW THIS INVITING PROPERTY – IT WON'T LAST LONG!

LEASE REMAINING: 94 YEARS REMAINING  
ANNUAL GROUND RENT £208.30 AS ADVISED BY VENDOR  
ANNUAL SERVICE CHARGE £1,999.14 AS ADVISED BY VENDOR

- CHAIN FREE
- GROUND FLOOR FLAT
- FANTASTIC LOCATION
- DIRECT OUTDOOR ACCESS
- COUNCIL TAX BAND D
- EPC RATING C

