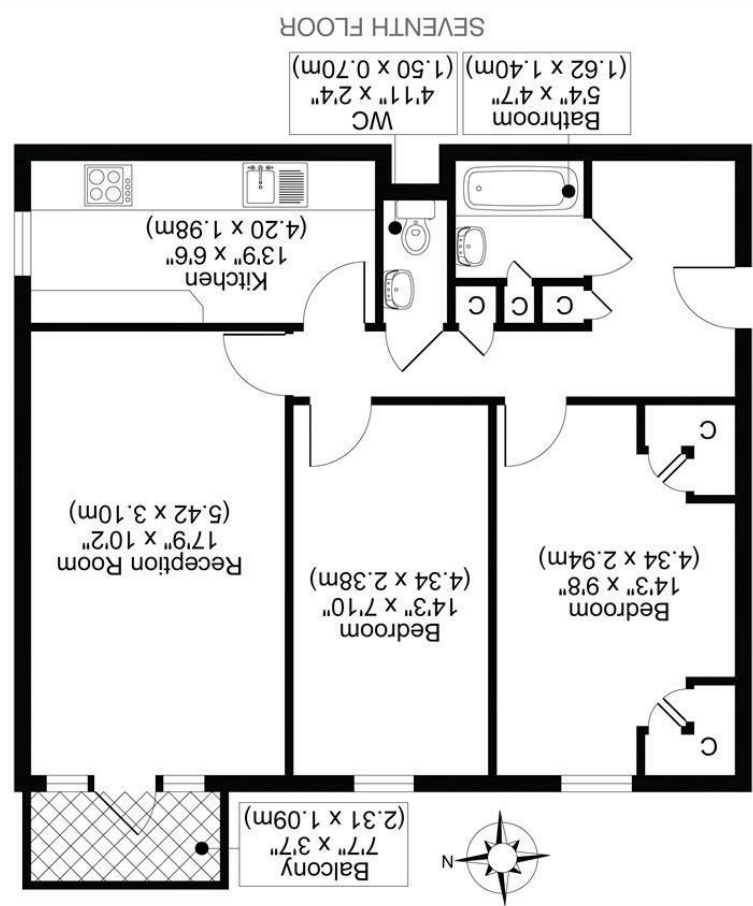




All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



CAREW COURT, SM2  
TOTAL APPROX FLOOR PLAN AREA 688 SQ.FT (64 SQ.M)



# BASINGHALL GARDENS, SUTTON SM2 6AS

GUIDE PRICE £225,000

\*GUIDE PRICE £225,000 - £250,000\*

WELCOME TO THIS DELIGHTFUL PURPOSE-BUILT FLAT LOCATED IN THE SOUGHT-AFTER BASINGHALL GARDENS, SUTTON. SITUATED ON THE SEVENTH FLOOR, THIS PROPERTY OFFERS A WONDERFUL BLEND OF COMFORT AND CONVENIENCE, MAKING IT AN IDEAL CHOICE FOR BOTH FIRST-TIME BUYERS AND THOSE LOOKING TO DOWNSIZE.

THIS BRIGHT AND SPACIOUS FLAT DELIVERS TWO GREAT-SIZED DOUBLE BEDROOMS, A GENEROUS RECEPTION ROOM, WELL-PRESENTED KITCHEN, A MODERN BATHROOM, AND THE RARE BONUS OF A PRIVATE GARAGE. FLOODED WITH NATURAL LIGHT AND SET WITHIN A WELL-KEPT BUILDING IT IS JUST MOMENTS FROM SUTTON'S SHOPS, RESTAURANTS, AND TRANSPORT LINKS.

THIS FLAT OFFERS AN UNBEATABLE LOCATION AND FANTASTIC VALUE. A SUPERB OPPORTUNITY IN A SOUGHT-AFTER AREA, NOT ONE TO MISS.

102-YEAR LEASE  
SERVICE CHARGES 238.00 PER MONTH AS ADVISED BY VENDOR.  
GROUND RENT £11 PER MONTH AS ADVISED BY VENDOR.  
INSURANCE £11

- TWO DOUBLE BEDROOMS
- 7TH FLOOR
- PURPOSE BUILT
- CLOSE TO AMENITIES
- GARAGE
- POPULAR LOCATION
- COUNCIL TAX BAND B
- EPC RATING C

