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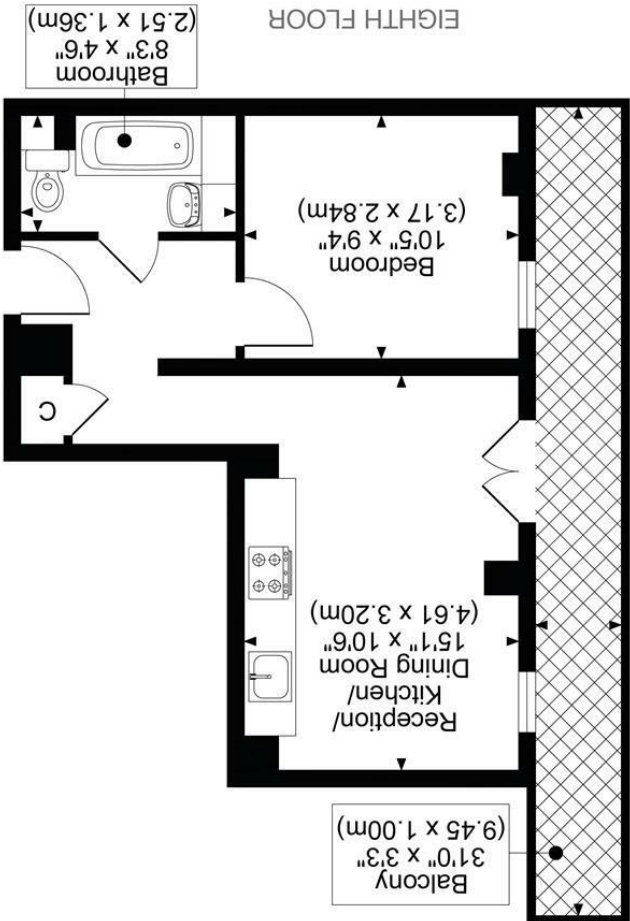
RICS

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.



SUTTON COURT ROAD, SM1
TOTAL APPROX FLOOR PLAN AREA 377 SQ.FT (35 SQ.M)



CHRISTIES



SUTTON COURT ROAD, SUTTON SM1 4FQ

SITUATED ON SUTTON COURT ROAD, THIS CHARMING ONE-BEDROOM FLAT OFFERS WELL-PRESENTED ACCOMMODATION, LOVELY VIEWS AND A CONVENIENT LOCATION CLOSE TO THE STATION.

IDEAL FOR FIRST-TIME BUYERS, INVESTORS OR THOSE LOOKING FOR A LOW-MAINTENANCE HOME, THE PROPERTY IS READY TO MOVE STRAIGHT INTO AND OFFERS A COMFORTABLE AND PRACTICAL LAYOUT. THE ACCOMMODATION COMPRISES A WELL-PROPORTIONED RECEPTION ROOM, PROVIDING AN IDEAL SPACE TO RELAX OR ENTERTAIN, A GOOD-SIZED BEDROOM AND A MODERN, WELL-APPOINTED BATHROOM.

A PARTICULAR HIGHLIGHT IS THE DELIGHTFUL VIEWS, WHICH CAN BE ENJOYED FROM THE PROPERTY AND PROVIDE AN ATTRACTIVE OUTLOOK. THE LOCATION IS ALSO A MAJOR BENEFIT, WITH THE STATION NEARBY PROVIDING EXCELLENT TRANSPORT LINKS AND EASY ACCESS TO THE SURROUNDING AREAS.

OFFERED WITH NO ONWARD CHAIN, THIS PROPERTY REPRESENTS AN EXCELLENT OPPORTUNITY FOR ANYONE LOOKING FOR A WELL-LOCATED HOME OR INVESTMENT WITH MINIMAL COMPLICATIONS.

EARLY VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE WHAT THIS PROPERTY HAS TO OFFER.

ANNUAL MAINTENANCE £2,400 AS ADVISED BY VENDOR.
ANNUAL GROUND RENT £225 AS ADVISED BY VENDOR.

990 LEASE REMAINING.

OFFERS IN THE REGION OF £220,000

- ONE BEDROOM
- LONG LEASE
- NO ONWARD CHAIN
- CLOSE TO AMENITIES
- COUNCIL TAX BAND B
- EPC RATING C

