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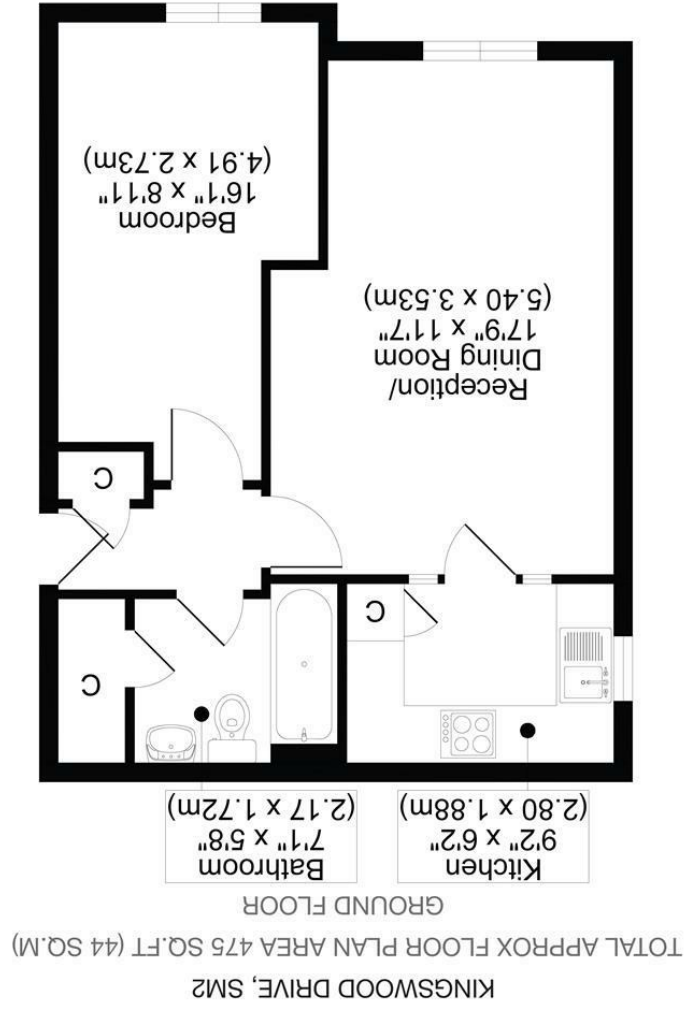
RICS

The Property Ombudsman

CHRISTIES

optica  
MEDIA  
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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.



CHRISTIES





\*GUIDE PRICE £230,000 - £240,000\*

WELCOME TO KINGSWOOD DRIVE, SUTTON - A CHARMING PROPERTY THAT OFFERS A PERFECT BLEND OF COMFORT AND CONVENIENCE. THIS DELIGHTFUL APPARTEMENT FEATURES 1 RECEPTION ROOM, IDEAL FOR RELAXING OR ENTERTAINING GUESTS. THE PROPERTY BOASTS 1 LARGE BEDROOM, PROVIDING A COSY AND PRIVATE SPACE TO UNWIND AFTER A LONG DAY. YOU'LL ALSO FIND A GORGEOUS MODERN BATHROOM, ENSURING YOUR DAILY ROUTINES ARE MET WITH EASE.

SITUATED IN A DESIRABLE LOCATION, THIS HOUSE OFFERS EASY ACCESS TO LOCAL AMENITIES AND TRANSPORT LINKS, MAKING IT A PRACTICAL CHOICE FOR THOSE SEEKING A CONVENIENT LIFESTYLE. WITH PARKING AVAILABLE FOR 1 VEHICLE, YOU CAN BID FAREWELL TO THE HASSLE OF SEARCHING FOR A PARKING SPOT.

DON'T MISS THE OPPORTUNITY TO MAKE THIS APPARTEMENT YOUR HOME SWEET HOME. EMBRACE THE WARMTH AND COMFORT IT OFFERS AND ENVISION THE MEMORIES YOU'LL CREATE IN THIS INVITING SPACE. CONTACT US TODAY TO ARRANGE A VIEWING AND TAKE THE FIRST STEP TOWARDS CALLING KINGSWOOD DRIVE YOUR NEW ADDRESS.

SERVICE CHARGES £1321.72 PER ANNUM - AS ADVISED BY VENDOR  
GROUND RENT £125 PER ANNUM - AS ADVISED BY VENDOR

88-YEAR LEASE REMAINING.

- CHAIN FREE
- CLOSE TO LOCAL AMINITIES
- ALLOCATED PARKING.
- COUNCIL TAX BAND C
- EPC RATING C

