



www.centro-pic.uk | Telephone 020 8401 5000
www.christiesworld.com | Telephone 020 8643 7777

MAYFAIR
OFFICE.CO.UK

onTheMarket.com

zoopla.co.uk

rightmove

RICS

The Property Ombudsman

CHRISTIES

optica
MEDIA
optimedia.co.uk

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.



LANGLEY COURT, LANGLEY PARK ROAD, SM2
TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 931 SQ.FT (86 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 782 SQ.FT (73 SQ.M)



CHRISTIES



LANGLEY PARK ROAD, SUTTON SM2 5EW

OFFERS IN THE REGION OF £375,000

WELCOME TO LANGLEY PARK ROAD, SUTTON - A CHARMING LOCATION FOR THIS DELIGHTFUL 2-BEDROOM, 1-BATHROOM DUPLEX APARTMENT. SITUATED IN A PEACEFUL AREA, THIS PROPERTY OFFERS THE PERFECT BLEND OF COMFORT AND CONVENIENCE. AS YOU STEP INSIDE, YOU ARE GREETED BY A WELL-DESIGNED LAYOUT THAT MAXIMISES SPACE AND NATURAL LIGHT. THE DUPLEX STYLE ADDS A UNIQUE TOUCH, PROVIDING A SENSE OF PRIVACY AND SEPARATION BETWEEN THE LIVING AND SLEEPING AREAS. THE PROPERTY BOASTS A SEPARATE KITCHEN, PERFECT FOR WHIPPING UP DELICIOUS MEALS, AND A LARGE LIVING ROOM WHERE YOU CAN UNWIND AFTER A LONG DAY. THE TWO BEDROOMS OFFER AMPLE SPACE FOR RELAXATION AND REST, ENSURING A PEACEFUL NIGHT'S SLEEP. PARKING IS MADE EASY MAKING TRIPS IN AND OUT HASSLE-FREE. WHETHER YOU ARE A FIRST-TIME BUYER, A FAMILY, OR LOOKING FOR A SMART INVESTMENT OPPORTUNITY, THIS DUPLEX APARTMENT TICKS ALL THE BOXES. DO NOT MISS OUT ON THE CHANCE TO MAKE THIS LOVELY PROPERTY YOUR NEW HOME. CONTACT US TODAY TO ARRANGE A VIEWING AND TAKE THE FIRST STEP TOWARDS OWNING OR RENTING THIS WONDERFUL DUPLEX APARTMENT ON LANGLEY PARK ROAD.

LEASE REMAINING: 137 YEARS
 SERVICE CHARGE: £75.00 PER MONTH PAID TO LANGLEY RESIDENTS ASSOCIATION AS ADVISED BY VENDOR.
 GROUND RENT: PEPPERCORN.

- DUPLEX APARTMENT
- SOUGHT AFTER LOCATION
- PARKING
- COUNCIL TAX BAND C
- EPC RATING E

