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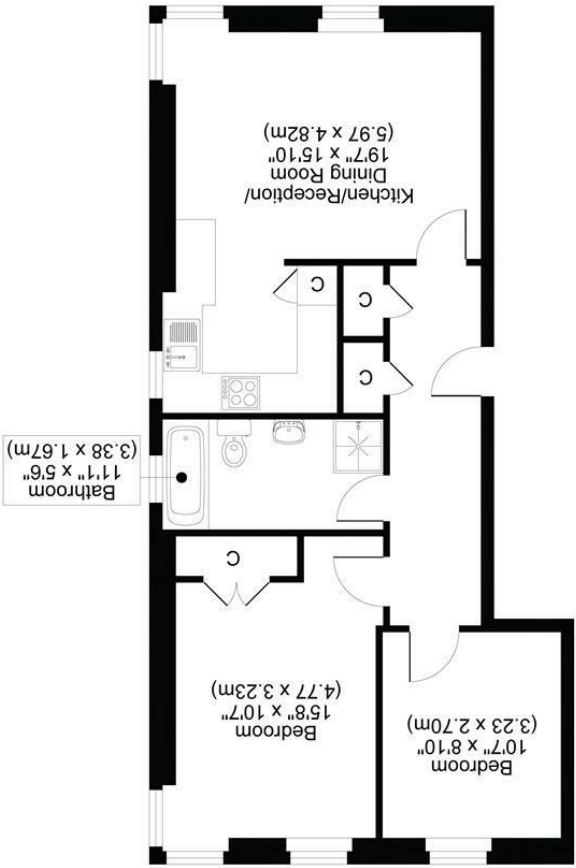
RICS

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.



SECOND FLOOR
TOTAL APPROX FLOOR PLAN AREA 683 SQ.FT (63 SQ.M)
ALLON COURT, EATON ROAD, SM2



CHRISTIES



2 EATON ROAD, SUTTON SM2 5DN

GUIDE PRICE £320,000

GUIDE PRICE £320,000- £350,000

WELCOME TO THIS CHARMING TOP FLOOR FLAT LOCATED ON EATON ROAD IN THE DESIRABLE AREA OF SOUTH SUTTON. THIS MODERN PROPERTY, OFFERS A PERFECT BLEND OF COMFORT AND CONVENIENCE, MAKING IT AN IDEAL CHOICE FOR FIRST-TIME BUYERS OR THOSE LOOKING TO DOWNSIZE.

THE FLAT FEATURES TWO WELL-PROPORTIONED BEDROOMS, PROVIDING A PRIVATE SANCTUARY FOR RELAXATION FOR ALL RESIDENTS. THE BATHROOM IS THOUGHTFULLY DESIGNED WITH LUXURY IN MIND, ENSURING THAT ALL RESIDENTS AND GUESTS HAVE AMPLE FACILITIES.

THE OPEN-PLAN LIVING AREA IS BRIGHT AND INVITING, CREATING A WARM ATMOSPHERE FOR ENTERTAINING OR UNWINDING AFTER A LONG DAY. THE CONTEMPORARY KITCHEN IS EQUIPPED WITH MODERN APPLIANCES, MAKING MEAL PREPARATION A DELIGHT. THE PROPERTY ALSO BENEFITS FROM SECURE UNDERGROUND PARKING.

SITUATED IN A VIBRANT COMMUNITY, THIS FLAT IS CONVENIENTLY LOCATED NEAR LOCAL AMENITIES, INCLUDING SHOPS, PARKS, AND EXCELLENT TRANSPORT LINKS, ENSURING EASY ACCESS TO THE WIDER AREA.

THIS PROPERTY PRESENTS A WONDERFUL OPPORTUNITY TO ENJOY MODERN LIVING IN A SOUGHT-AFTER LOCATION. DO NOT MISS THE CHANCE TO MAKE THIS FLAT YOUR NEW HOME.

LEASE REMAINING: 106 YEARS
GROUND RENT: £175 PA.
SERVICE CHARGE: £2432 PA

- CHAIN FREE
- SOUGHT AFTER LOCATION
- SECURE UNDERGROUND PARKING
- COUNCIL TAX BAND D
- EPC RATING C

