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RICS

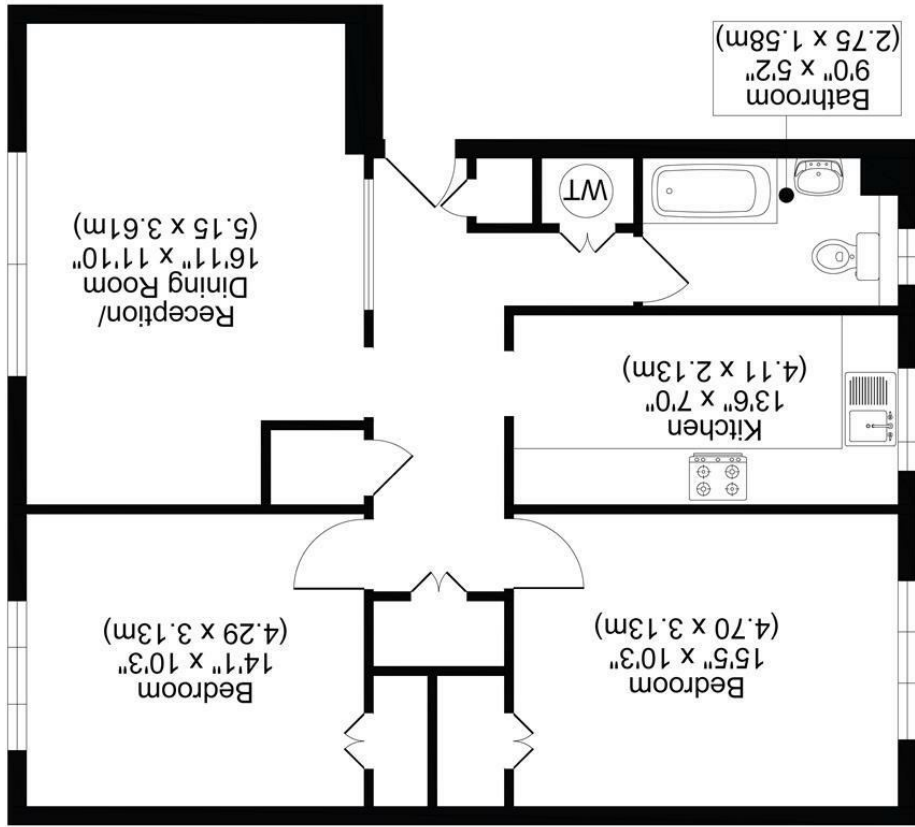
The Property Ombudsman

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.

SECOND FLOOR



AVONDALE COURT, BRIGHTON ROAD, SM2
TOTAL APPROX FLOOR PLAN AREA 753 SQ.FT (70 SQ.M)



CHRISTIES



85 BRIGHTON ROAD, SUTTON SM2 5TR

OFFERS IN EXCESS OF £300,000

NESTLED IN THE HEART OF SUTTON, THIS CHARMING APARTMENT ON BRIGHTON ROAD OFFERS A DELIGHTFUL BLEND OF COMFORT AND CONVENIENCE. THE PROPERTY BOASTS A WELL-DESIGNED LAYOUT THAT MAXIMISES SPACE AND FUNCTIONALITY.

UPON ENTERING, YOU ARE WELCOMED INTO A SPACIOUS RECEPTION ROOM, PERFECT FOR RELAXATION OR ENTERTAINING GUESTS. THE APARTMENT FEATURES TWO INVITING BEDROOMS, PROVIDING AMPLE SPACE FOR REST AND PERSONALIZATION. THE WELL-APPOINTED BATHROOM ENSURES THAT YOUR DAILY ROUTINES ARE BOTH COMFORTABLE AND EFFICIENT.

ONE OF THE STANDOUT FEATURES OF THIS PROPERTY IS THE AVAILABILITY OF PARKING FOR ONE VEHICLE PROVIDED BY A GARAGE, A VALUABLE ASSET IN THIS BUSTLING AREA. THE LOCATION IS IDEAL, WITH EASY ACCESS TO LOCAL AMENITIES, TRANSPORT LINKS, AND GREEN SPACES, MAKING IT A PERFECT CHOICE FOR BOTH FIRST-TIME BUYERS AND THOSE LOOKING TO DOWNSIZE.

THIS APARTMENT PRESENTS AN EXCELLENT OPPORTUNITY TO ENJOY MODERN LIVING IN A VIBRANT COMMUNITY. WHETHER YOU ARE SEEKING A NEW HOME OR A SOUND INVESTMENT, THIS PROPERTY IS SURE TO MEET YOUR NEEDS. DO NOT MISS THE CHANCE TO MAKE THIS DELIGHTFUL APARTMENT YOUR OWN.

ANNUAL SERVICE CHARGE £2,280.00 AS ADVISED BY VENDOR.

- CLOSE TO LOCAL AMENITIES & STATIONS
- GARAGE
- CHAIN FREE
- COUNCIL TAX BAND C
- ENERGY RATING: D

