



DELACY COURT, QUEENS ROAD, SM3
 TOTAL APPROX FLOOR PLAN AREA 478 SQ.FT (44 SQ.M)
 FIRST FLOOR



34 QUEENS ROAD, SUTTON SM2 6BQ

GUIDE PRICE £175,000

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WELCOME TO DELACY COURT, LOCATED IN THE CHARMING AREA OF BELMONT SOUTH SUTTON! THIS DELIGHTFUL PROPERTY OFFERS A COSY RETREAT IN A PEACEFUL RETIREMENT VILLAGE SETTING.

THE FLAT FEATURES A WELL-APPOINTED RECEPTION ROOM THAT PROVIDES A WELCOMING SPACE FOR RELAXATION AND SOCIALIZING. THE BEDROOM IS THOUGHTFULLY DESIGNED TO ENSURE A PEACEFUL RETREAT, WHILE THE BATHROOM IS EQUIPPED WITH ESSENTIAL AMENITIES FOR YOUR DAILY NEEDS.

ONE OF THE STANDOUT FEATURES OF THIS PROPERTY IS ITS ACCESSIBILITY, AS IT COMES WITH A LIFT, MAKING IT EASY TO NAVIGATE BETWEEN FLOORS.

BEING CHAIN-FREE ADDS TO THE APPEAL, ALLOWING FOR A SMOOTH AND STRAIGHTFORWARD PURCHASING PROCESS. THIS PROPERTY IS PERFECT FOR THOSE LOOKING TO DOWNSIZE OR ENJOY A MORE MANAGEABLE LIVING SPACE WITHOUT COMPROMISING ON QUALITY OR LOCATION.

IN SUMMARY, THIS LOVELY FLAT ON QUEENS ROAD PRESENTS AN EXCELLENT OPPORTUNITY FOR COMFORTABLE AND CONVENIENT LIVING IN A VIBRANT COMMUNITY. DO NOT MISS THE CHANCE TO MAKE THIS DELIGHTFUL PROPERTY YOUR NEW HOME.

GROUND RENT - £192.50 TWICE A YEAR AS ADVISED BY VENDOR.
SERVICE CHARGES - £3571.88 PER ANNUM AS ADVISED BY VENDOR.

- CHAIN FREE
- RETIREMENT PROPERTY
- SOUGHT AFTER LOCATION
- COUNCIL TAX BAND C
- EPC RATING C

