



OFFICE.CO.UK

The Property Ombudsman

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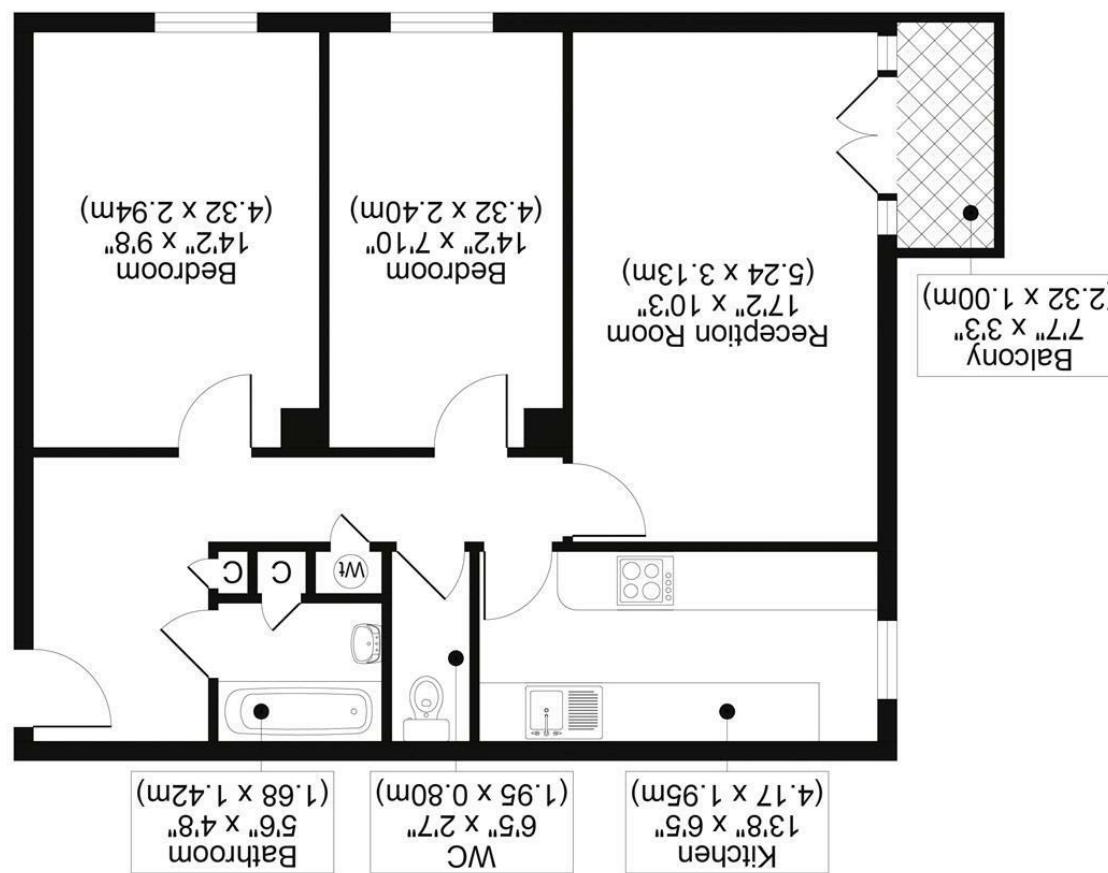
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CHRISTIES

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OPTIC
MEDIA

All measurements, walls, doors, windows and their apertures, their size and locations are either by the seller or his agent. shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



NINTH FLOOR
TOTAL APPROX FLOOR PLAN AREA 680 SQ.FT (63 SQ.M)
TOLL BAR COURT, BASINGHALL GARDENS, SM2



CHRISTIES



GUIDE PRICE £225,000 - £250,000

LOCATED WITHIN 0.57 MILES OF SUTTON RAIL STATION OFFERING BOTH SOUTHERN AND THAMESLINK SERVICES INTO LONDON VICTORIA, LONDON BRIDGE AND ST PANCRAS INTERNATIONAL YOU WILL FIND THIS SPACIOUS 2 DOUBLE BEDROOM FLAT JUST WAITING TO BE VIEWED.

THE PROPERTY BENEFITS FROM AN IMPRESSIVE LOUNGE/DINER WITH ACCESS TO A PRIVATE BALCONY WITH VIEWS OVER SUTTON, SEPARATE KITCHEN, FAMILY BATHROOM AND TWO BEDROOMS. THE PROPERTY BENEFITS LIFT SERVICING ALL FLOORS AND GARAGE EN-BLOC.

THE PROPERTY IS ALSO SUPERBLY LOCATED FOR THE HOST OF SHOPS, RESTAURANTS, LEISURE FACILITIES & SCHOOLS THAT SUTTON HAS TO OFFER. TO ARRANGE A VIEWING CALL OUR EXPERIENCED SALES TEAM TODAY.

LEASE - 107 YEARS REMAINING (125 YEARS FROM 24/04/07)

GROUND RENT - £250

SERVICE CHARGES - £2850

SINCLAIR PROPERTY MANAGEMENT COMPANY

- PRIVATE BALCONY
- MODERN KITCHEN
- GARAGE EN-BLOC
- COUNCIL TAX BAND B
- EPC RATING E

