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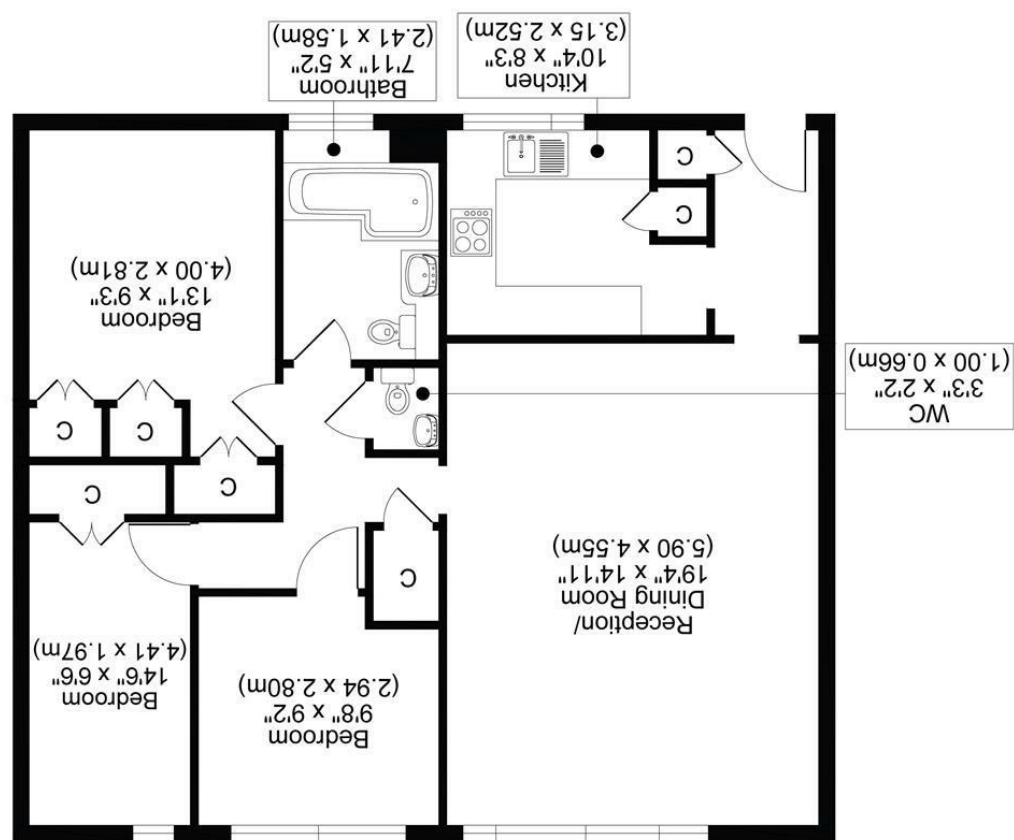
RICS

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.



GROUND FLOOR  
 TOTAL APPROX FLOOR PLAN AREA 883 SQ.FT (82 SQ.M)  
 AMBERLEY COURT, CHRISTCHURCH PARK, SM2



CHRISTIES



# CHRISTCHURCH PARK, SUTTON SM2 5UD

GUIDE PRICE £375,000

\*\*GUIDE PRICE: £375,000 - £400,000\*\*

SITUATED IN THE DESIRABLE CHRISTCHURCH PARK AREA OF SUTTON, THIS WELL-PRESENTED GROUND-FLOOR FLAT OFFERS AN EXCELLENT OPPORTUNITY FOR FIRST-TIME BUYERS AND THOSE SEEKING A SPACIOUS AND COMFORTABLE HOME. WITH THREE WELL-PROPORTIONED BEDROOMS, THE PROPERTY IS IDEALLY SUITED TO FAMILIES OR BUYERS IN NEED OF ADDITIONAL SPACE.

THE FLAT FEATURES A BRIGHT AND WELCOMING RECEPTION ROOM, PERFECT FOR BOTH RELAXING AND ENTERTAINING. THE LAYOUT IS PRACTICAL AND WELL THOUGHT OUT, MAKING EXCELLENT USE OF THE AVAILABLE SPACE. A CONVENIENTLY LOCATED BATHROOM SERVES THE NEEDS OF THE HOUSEHOLD, PLUS ANOTHER SEPARATE WC FOR CONVENIENCE.

A PARTICULAR BENEFIT OF THIS PROPERTY IS THE LONG LEASE, PROVIDING PEACE OF MIND FOR FUTURE OWNERSHIP. THE FLAT ALSO BENEFITS FROM ALLOCATED GARAGE AND PLENTY OF COMMUNAL PARKING, VALUABLE FEATURES IN THIS SOUGHT-AFTER LOCATION.

RESIDENTS WILL ENJOY THE CLOSE PROXIMITY TO LOCAL AMENITIES, WITH SHOPS, CAFÉS, PARKS, AND TRANSPORT LINKS ALL WITHIN EASY REACH. SUTTON'S VIBRANT TOWN CENTRE OFFERS A WIDE RANGE OF FACILITIES, ENSURING EVERYDAY CONVENIENCE AND AN EXCELLENT LIFESTYLE.

EARLY VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE EVERYTHING THIS APPEALING HOME HAS TO OFFER.

LEASE REMAINING - 130 YEARS.  
SERVICE CHARGE: £1800 PER ANNUM.

- THREE BEDROOMS
- GROUND FLOOR APARTMENT
- ONE RECEPTION
- SEPARATE KITCHEN
- BATHROOM PLUS ADDITIONAL WC
- COMMUNAL GARDENS
- GARAGE
- COUNCIL TAX BAND D
- EPC RATING C

