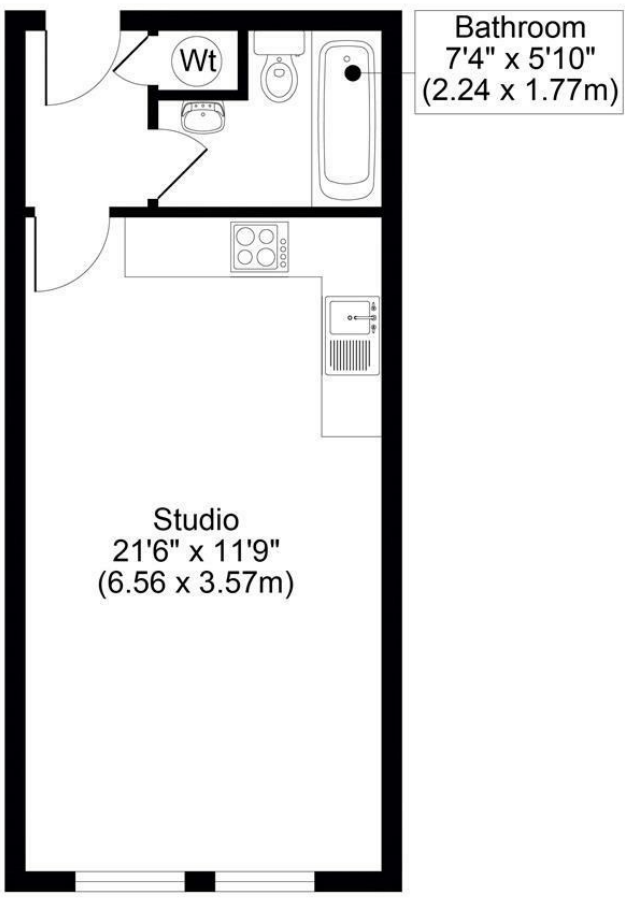
CHRISTIES



CASTLE HOUSE, OVERTON ROAD, SM2

TOTAL APPROX FLOOR PLAN AREA 324 SQ.FT (30 SQ.M)



FIRST FLOOR

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.

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Overton Road, Sutton SM2 6QE

Guide Price £140,000

GUIDE PRICE: £140,000 - £160,000

Located in the heart of Sutton on Overton Road, this charming studio flat offers a wonderful opportunity for both first-time buyers and investors alike. Situated on the first floor, the property boasts a well-maintained interior that is ready for you to move in without the need for any immediate renovations.

The studio features a spacious reception room that serves as a versatile living area, perfect for relaxation or entertaining guests. The bathroom is conveniently located, ensuring comfort and privacy. The flat is in good condition, reflecting a sense of care and attention to detail throughout.

Among the standout features of this property are its prime location and allocated parking. With close proximity to a vibrant town centre and many local amenities, including Sutton train station, Overton Road is an ideal choice for those who appreciate convenience and accessibility. With no onward chain, the process of acquiring this delightful studio flat is made even simpler, allowing for a smooth transition into your new home.

Whether you are looking to invest in a rental property or seeking a cosy space to call your own, this studio flat on Overton Road is a fantastic option that should not be overlooked. Embrace the opportunity to enjoy comfortable living in a popular area of Sutton.

Annual ground rent £121.10 as advised by vendor.
Annual maintenance £1025.50 as advised by vendor.
Lease - 86 years

- Purpose Built Studio Flat
- Allocated Parking
- Popular Location
- No Chain
- Council Tax Band B
- EPC Rating C













