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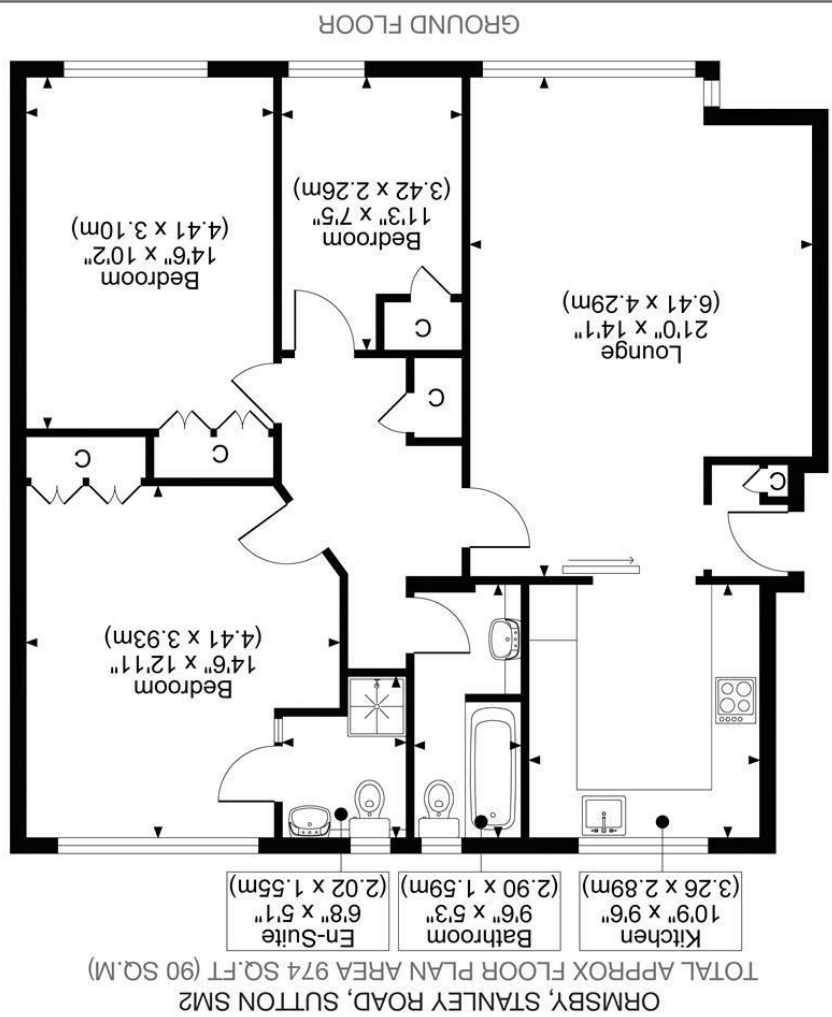
RICS

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.



CHRISTIES



STANLEY ROAD, SUTTON SM2 6TJ

GUIDE PRICE £450,000

****GUIDE PRICE: £450,000 - £475,000****
SITUATED ON THE POPULAR STANLEY ROAD IN SUTTON, THIS BEAUTIFULLY PRESENTED GROUND-FLOOR APARTMENT OFFERS SPACIOUS, TURN-KEY ACCOMMODATION IN A HIGHLY CONVENIENT LOCATION.

THE PROPERTY BOASTS THREE WELL-PROPORTIONED BEDROOMS, TWO MODERN BATHROOMS, A MODERN SPACIOUS KITCHEN WITH UNDER FLOOR HEATING AND A BRIGHT, WELCOMING RECEPTION ROOM, PROVIDING FLEXIBLE LIVING SPACE IDEAL FOR FAMILIES, PROFESSIONALS, OR DOWNSIZERS ALIKE.

PRESENTED IN EXCELLENT CONDITION THROUGHOUT, THE APARTMENT IS READY TO MOVE STRAIGHT INTO, ALLOWING BUYERS TO ENJOY THEIR NEW HOME FROM DAY ONE. FURTHER BENEFITS INCLUDE A PRIVATE GARAGE, OFFERING SECURE PARKING AND VALUABLE ADDITIONAL STORAGE SPACE.

IDEALLY LOCATED WITHIN EASY REACH OF SUTTON TOWN CENTRE, EXCELLENT TRANSPORT LINKS, WELL-REGARDED SCHOOLS, AND A WIDE RANGE OF LOCAL AMENITIES, THE PROPERTY COMBINES COMFORT, CONVENIENCE, AND PRACTICALITY.

OFFERING GENEROUS ACCOMMODATION AND A SUPERB LOCATION, THIS ATTRACTIVE APARTMENT REPRESENTS AN EXCELLENT OPPORTUNITY FOR A VARIETY OF BUYERS. EARLY VIEWING IS HIGHLY RECOMMENDED.
NO GROUND RENT - SHARE OF FREEHOLD.
ANNUAL SERVICE CHARGE £1940 PAID IN TWO SIX-MONTHLY INSTALMENTS OF £970 AS ADVISED BY VENDOR.
963 YEARS LEASE REMAINING.

- THREE BEDROOMS
- TWO BATHROOMS
- GROUND FLOOR
- GARAGE
- COUNCIL TAX BAND D
- EPC RATING C

