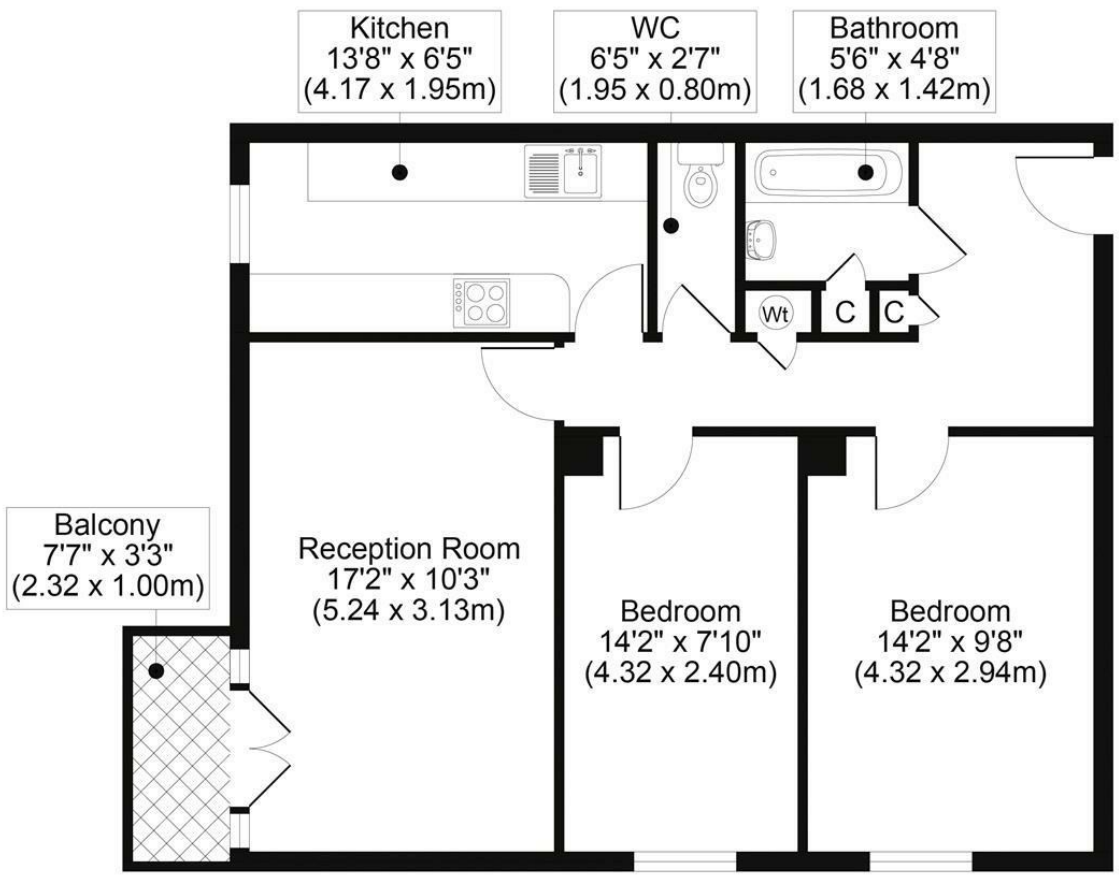
CHRISTIES



TOLL BAR COURT, BASINGHALL GARDENS, SM2

TOTAL APPROX FLOOR PLAN AREA 680 SQ.FT (63 SQ.M)

NINETH 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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Basinghall Gardens, Sutton SM2 6AU

Guide Price £200,000

GUIDE PRICE: £200,000 - £225,000

Situated in the sought-after Basinghall Gardens in Sutton, this well-presented two-bedroom flat offers spacious accommodation, impressive views, and a convenient location.

Positioned on the ninth floor, the property benefits from a lovely sense of privacy and far-reaching views. The accommodation comprises a generous reception room, two well-proportioned double bedrooms and a modern bathroom. The private balcony provides the perfect spot to enjoy the views and unwind.

Further benefits include allocated parking and a garage, providing valuable additional storage and convenience.

Offered to the market with no onward chain, this property is an excellent opportunity for first-time buyers, downsizers or investors looking for a well-located home in Sutton.

Basinghall Gardens is ideally positioned for access to local amenities, shops, and transport links, making this a superb choice for those looking for both convenience and a peaceful place to call home.

Lease - 106 Years Remaining (125 years from 24/04/07)
Ground rent - £125 every 6 months.
Service charges - £1575 every 6 months.
Sinclair Property Management Company

- Private Balcony
- Modern Kitchen
- Garage en-bloc
- Council Tax Band B
- EPC Rating E













