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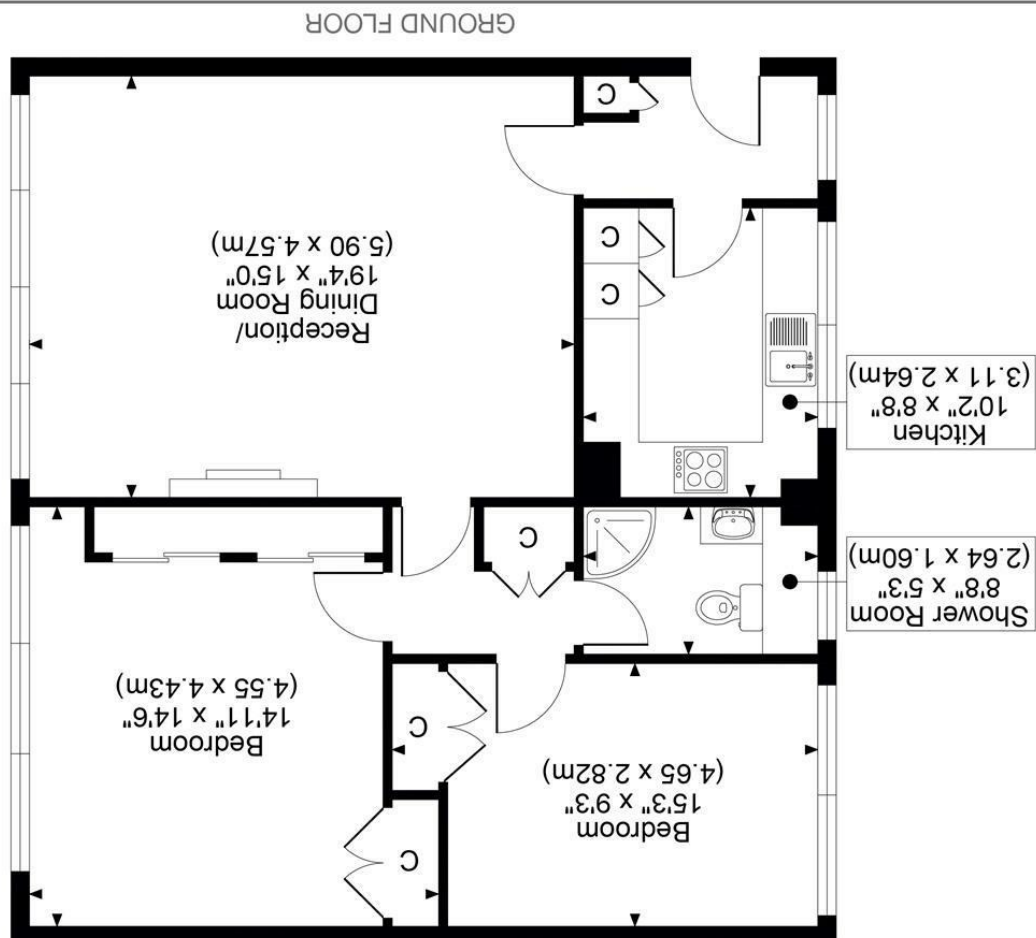
RICS

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.



ELMHURST LODGE, CHRISTCHURCH PARK, SM2
TOTAL APPROX FLOOR PLAN AREA 861 SQ.FT (80 SQ.M)



CHRISTIES



CHRISTCHURCH PARK, SUTTON SM2 5TY

GUIDE PRICE £375,000

****GUIDE PRICE: £375,000 - £400,000****
SITUATED WITHIN THE HIGHLY SOUGHT-AFTER CHRISTCHURCH PARK AREA OF SOUTH SUTTON, THIS BEAUTIFULLY PRESENTED TWO-BEDROOM GROUND FLOOR FLAT LOCATED IN A BLOCK OF ONLY 5, OFFERS A FANTASTIC COMBINATION OF COMFORTABLE LIVING, MODERN STYLE, AND CONVENIENCE. PRESENTED IN EXCELLENT CONDITION THROUGHOUT, THE PROPERTY IS READY TO MOVE STRAIGHT INTO AND WOULD MAKE AN IDEAL HOME FOR FIRST-TIME BUYERS, COUPLES OR THOSE LOOKING TO DOWNSIZE.

THE SPACIOUS RECEPTION ROOM PROVIDES A WELCOMING AND VERSATILE SPACE, PERFECT FOR RELAXING, ENTERTAINING, OR SIMPLY ENJOYING TIME AT HOME. THE TWO WELL-PROPORTIONED DOUBLE BEDROOMS BOTH HAVING FITTED WARDROBES, OFFER COMFORTABLE ACCOMMODATION, WHILE THE STYLISH MODERN KITCHEN WITH INTEGRATED APPLIANCES, PROVIDES A PRACTICAL AND CONTEMPORARY SPACE FOR EVERYDAY LIVING. THE PROPERTY IS FURTHER COMPLEMENTED BY A WELL-APPOINTED SHOWER ROOM. IN ADDITION, THERE IS A GARAGE, PROVIDING SECURE PARKING AS WELL AS VALUABLE ADDITIONAL STORAGE. THERE IS ALSO, RESIDENTS PARKING ON SITE FOR 16 CARS, AS WELL AS ON STREET PARKING WITH A PERMIT.

THE PROPERTY IS IDEALLY POSITIONED WITHIN CHRISTCHURCH PARK, A POPULAR AND ESTABLISHED RESIDENTIAL AREA OF SUTTON. THERE IS A GOOD SELECTION OF LOCAL AMENITIES NEARBY, WHILE EXCELLENT TRANSPORT LINKS PROVIDE CONVENIENT ACCESS TO SUTTON AND THE SURROUNDING AREAS. THE LOCATION ALSO BENEFITS FROM A NUMBER OF NEARBY GREEN SPACES, PERFECT FOR ENJOYING THE OUTDOORS. THIS IS A WONDERFUL OPPORTUNITY TO ACQUIRE A WELL-PRESENTED TWO-BEDROOM HOME IN A DESIRABLE SUTTON LOCATION, OFFERING EXCELLENT ACCOMMODATION, A MODERN FINISH, AND THE ADDED BENEFIT OF A PRIVATE GARAGE.

AN INTERNAL VIEWING IS HIGHLY RECOMMENDED.
ANNUAL MAINTENANCE £2,150 AS ADVISED BY VENDOR.
127 LEASE REMAINING.

- TWO DOUBLE BEDROOMS
- GROUND FLOOR
- CLOSE TO AMENITIES
- GARAGE
- COUNCIL TAX BAND D
- EPC RATING C

