



Brighton Road, Sutton

The **PERSONAL** Agent

Offers In Excess Of £295,000 Leasehold

- Second Floor Apartment
- Two Bedrooms
- Separate Living Room
- Spacious Hall/Dining Area
- Kitchen
- Family Bathroom
- Communal Grounds
- Garage In Block
- One Parking Space

The Personal Agent are pleased to present to the market this two bedroom second floor apartment, ideally located just a 10 minute flat walk to Sutton Town Centre.

This property would suit, commuters, downsizers and families alike, with its great transport links and local schools.

The property comprises a spacious entrance hall which is currently being used as a dining area, with access to a large

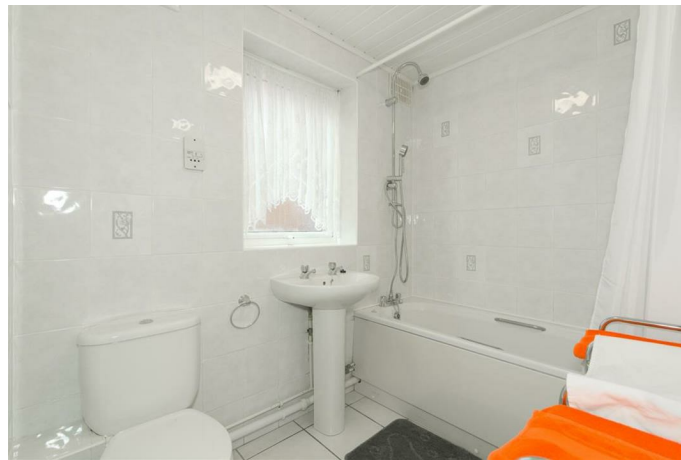


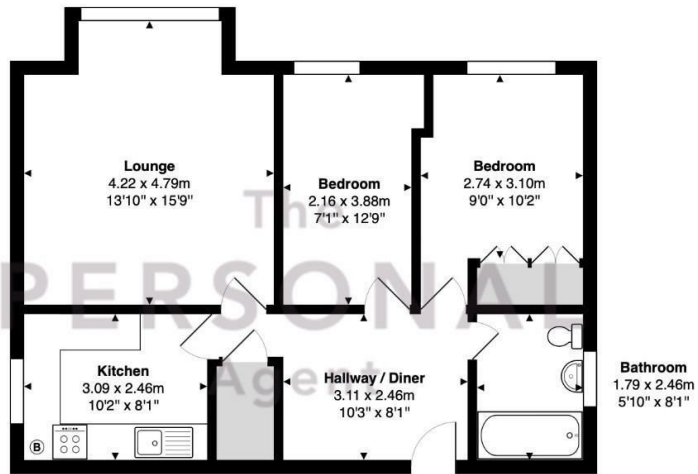
storage cupboard and doors to; 15ft living room, kitchen, two double bedrooms and a family bathroom.

Outside there are communal grounds, garage and a parking space.

Located within a 10 minute level walk of Sutton town centre with its excellent shopping facilities, bars and restaurants. Sutton mainline station is also within a 0.5 of a mile with fast and frequent rail

services to London termini. By road, the A217 provides a fast link to the M25 at Junction 8 (Reigate Hill) bringing Heathrow and Gatwick airports within 45 and 20 minutes respectively.





Second Floor

Quail Court, 100 Brighton Road, Sutton
Total Area: 63.6 m² ... 684 ft²

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PERSONAL
Agent

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		68	71
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01372 333699

LETTINGS & MANAGEMENT

163 High Street
Epsom, Surrey, KT19 8EW
01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
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