



Tranmere Court, Langley Park Road, Sutton

The **PERSONAL** Agent

# Offers In Excess Of £300,000 Leasehold

- Ground Floor Maisonette
- Two Double Bedrooms
- 20ft Lounge/Dining Room
- Family Bathroom
- Direct Access to Communal Grounds
- Walk to Shops, Station & Schools
- No ongoing chain
- Vacant property.



The Personal Agent are pleased to present a fantastic chance to acquire this rarely available two bedroom ground floor maisonette offering an ideal first time purchase or investment opportunity.

The property is within easy reach of Sutton high street, along with good school catchment, and walking distance of Sutton station.

For more information or to arrange a viewing please call us on 01737333699.

The property comprises an entrance lobby leading into the 20ft living dining area which is double aspect and has a door leading onto the private paved terrace which provides direct access to the well maintained communal grounds, the kitchen has a window overlooking the communal grounds, a range of eye and base level units and a built-in oven and hob.

The living room leads into an inner lobby area with access to two storage areas, one being big enough to fit a bike. From the inner lobby there are doors to the two double bedrooms both with

built-in storage and a family bathroom. Outside there are well maintained communal grounds.

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.





**Bedroom**  
2.97 x 2.45m  
9'9" x 8'1"

**Bedroom**  
3.53 x 3.40m  
11'7" x 11'2"

**Kitchen**  
2.75 x 2.20m  
9'0" x 7'3"

**Living Room / Dining Area**  
6.30 x 3.52m  
20'8" x 11'7"

**Storage**

**Ground Floor Maisonette**  
Tranmere Court, Langley Park Road, Sutton  
Total Area: 57.9 m<sup>2</sup> ... 624 ft<sup>2</sup>  
FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any error, omission, miss-statement or use of data shown.

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

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