



Kingswood Drive, Sutton

The **PERSONAL** Agent

Price Guide £230,000

Leasehold

- No ongoing chain
- Ideal first time buy or investment
- Cul-de-sac location
- First floor apartment
- Allocated parking
- Close to Sutton station
- Short walk to High Street



The Personal Agent are delighted to bring to the market this modern apartment in Sutton, located within easy reach of the high street and train station, offering an ideal investment, first time buy, downsize or buy to let alike.

Nestled in a quiet setting at the end of Kingswood Drive, this lovely apartment offers a perfect combination of a peaceful lifestyle, yet conveniently positioned for everyday needs.

Located on the first floor of this well maintained block, the accommodation comprises of an open plan kitchen / living space, with room for a dining area. There is a generously sized double bedroom, with ample storage space, as well as modern bathroom.

Outside there is ample parking space.

Located only 0.3 of a mile from Belmont station and local shops, and a genuine 20 minute level walk of Sutton town centre with its excellent shopping facilities, bars and restaurants, it would be hard to find a better blend of convenience and practicality that this home offers in abundance. Sutton mainline station is also within 1 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. The London Borough of Sutton is nationally renowned for its schooling including grammar, state and private, many of which are within

close proximity or at the very least easily walkable from this property.

Tenure – Leasehold

Length of lease (years remaining) – 90

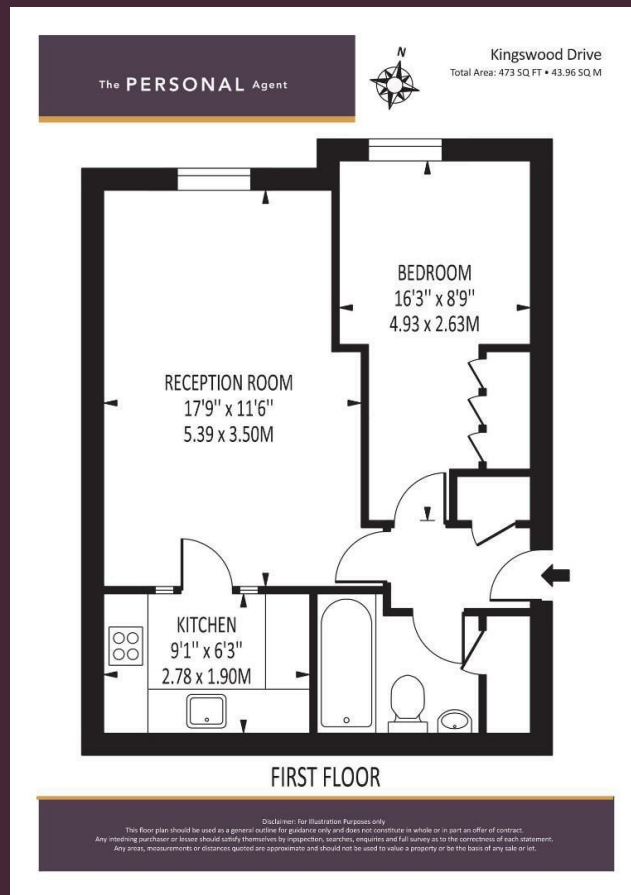
Annual ground rent amount (£) – £120

Annual service charge amount (£) – £1,100

Council tax band – C

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

