

## Offers In Excess Of £275,000 Leasehold

- 0.3 of a mile from Sutton Station
- 6 minute walk to shops & train
- Two bedrooms
- Second floor apartment
- Generous living room
- No ongoing chain
- Resident's parking
- 92 year lease
- £250 per annum ground rent
- £1700 a year service charge

The Personal Agent are proud to present this two bedroom second floor purpose built apartment that benefits further from no ongoing chain.

Situated in a highly convenient location for Sutton railway station, the local amenities and town centre. The accommodation comprises of an entrance hallway with entry phone system, living/dining room, kitchen with appliances, two bedrooms and a bathroom suite with a shower attachment over the bath.

Outside there is ample communal parking and a small communal garden.



The apartment boasts well proportioned rooms throughout, immediately apparent as you enter the living / dining area, which links through to the kitchen offering ample worktop space.

Off the hallway there are two useful storage cupboards, which then leads onto the two bedrooms that can both hold double beds, as well as the family bathroom.

Outside there are well maintained communal gardens and ample resident's parking spaces.

Within easy walking distance 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 0.30 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. 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.





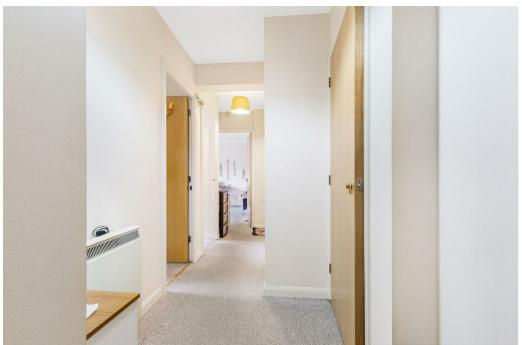


















Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(68-80) 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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