



Kingswood Drive, Sutton

The PERSONAL Agent

Asking Price £250,000

Leasehold

- Modern apartment
- Second floor apartment
- No ongoing chain
- Short distance to Sutton high street
- Walk to station
- Parking
- Tenant in situ
- Perfect investment or first time buy



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

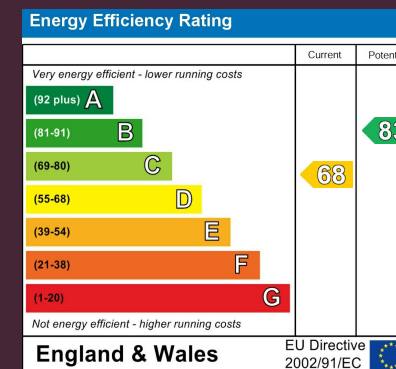
maintained block, the accommodation comprises of an open plan kitchen / living space, with room for a dining area. There is a generously sized double bedroom, with ample storage space, as well as modern bathroom.

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.





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
01737 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.
Registered in England No. 4398817.



The
PERSONAL
Agent

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.