



Sherwood Park Road, Sutton

The **PERSONAL** Agent

Offers In Excess Of £235,000 Leasehold - Share of Freehold

- One Double Bedroom
- Open Plan Living
- Ground Floor
- High Ceilings
- Communal Gardens
- Allocated Parking
- No Chain
- Walk to Shops, Schools & Station



The Personal Agent is delighted to welcome to the market this well presented, one bedroom ground floor apartment set on a popular leafy residential road within easy walking distance to both Sutton and West Sutton railway stations.

The property is a conversion flat and is set within a beautiful period property boasting a spacious and bright open plan kitchen/dining/living space with high ceilings throughout the property. The huge bay window allows for plenty of natural light.

Across the entrance hallway is the bathroom with a white suite comprising of bath with shower above.

The double bedroom has a door which provides direct access to the large communal garden.

To the front of the property is allocated parking, and with the addition of a new boiler and the fact it comes to market with a share of the freehold and no maintenance charges your early viewing is highly recommended.

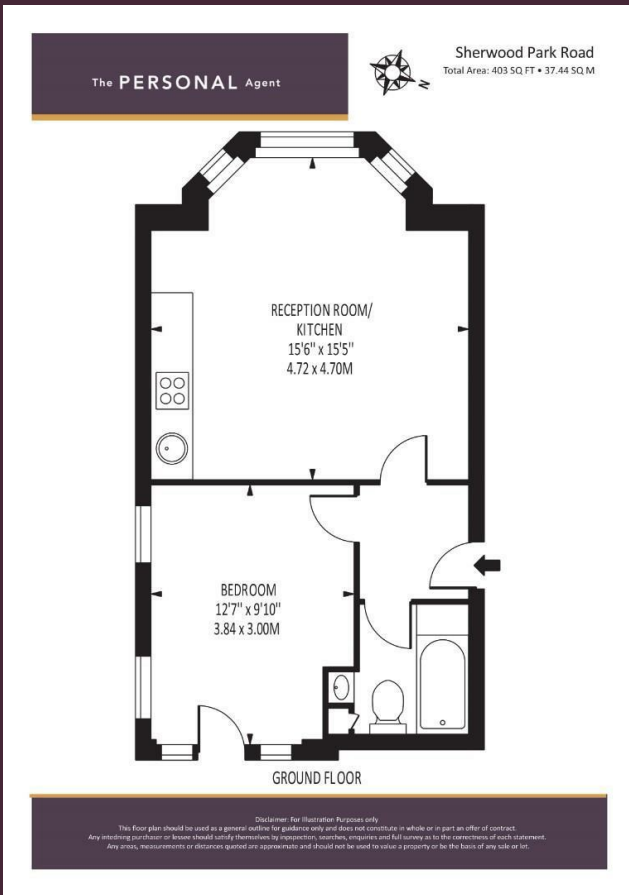
The property is sold with no onward chain and would be ideal for first time buyers or investors.

The property boasts easy access to London Waterloo from Sutton Railway Station (Approx. 28 minutes, Zone 5) and Cheam Railway Station (Approx. 32 minutes, Zone 5). The local area has outstanding grammar schools located within close proximity, such as Nonsuch High School for Girls and Sutton Grammar School.

Tenure: Leasehold.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D	59		
(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
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.



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.



BRITISH PROPERTY AWARDS 2022
GOLD WINNER
— | FOR ESTATE AGENT IN | —
EPSOM


JOHN DAVIES
HEAD JUDGE
BRITISH PROPERTY AWARDS




ROBERT McLEAN
DIRECTOR
BRITISH PROPERTY AWARDS



BRITISH
PROPERTY
AWARDS

2022



GOLD WINNER

ESTATE AGENT
IN EPSOM