



Abbotts Road, Sutton

The **PERSONAL** Agent

Offers Over £250,000

Leasehold - Share of Freehold

- Ground Floor Maisonette
- Spacious Double Bedroom
- Large Shower Room
- Modern Kitchen
- Private Garden
- Private Driveway
- Share of Freehold + 994 Year Lease
- No Onward Chain
- Fantastic Rental Investment
- Or First Time Home

This fantastic ground floor maisonette is situated within easy walking distance of shops and transport links, and is offered to the market with no chain.

An 18'11" lounge / dining room to the rear has double glazed doors leading to a 30' private garden which is mainly laid to lawn and has a handy side gate for access.

The property boasts a smart, modern kitchen and a spacious shower room with a double shower.



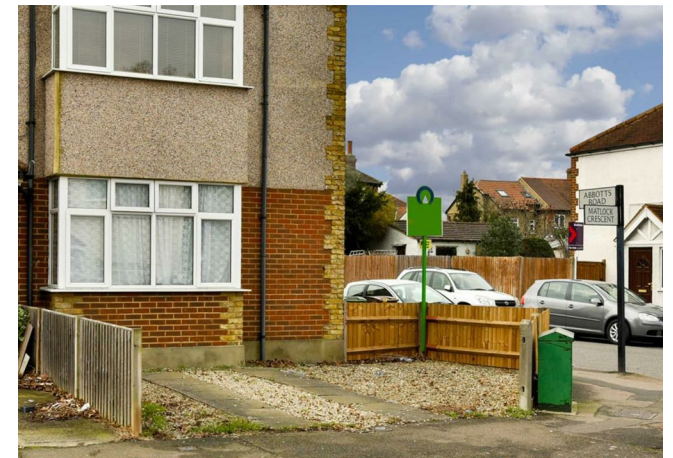
The bedroom toward the front of the property measures 13'8" in length with a bay window allowing in lots of natural light.

A private driveway to the front completes this fine home.

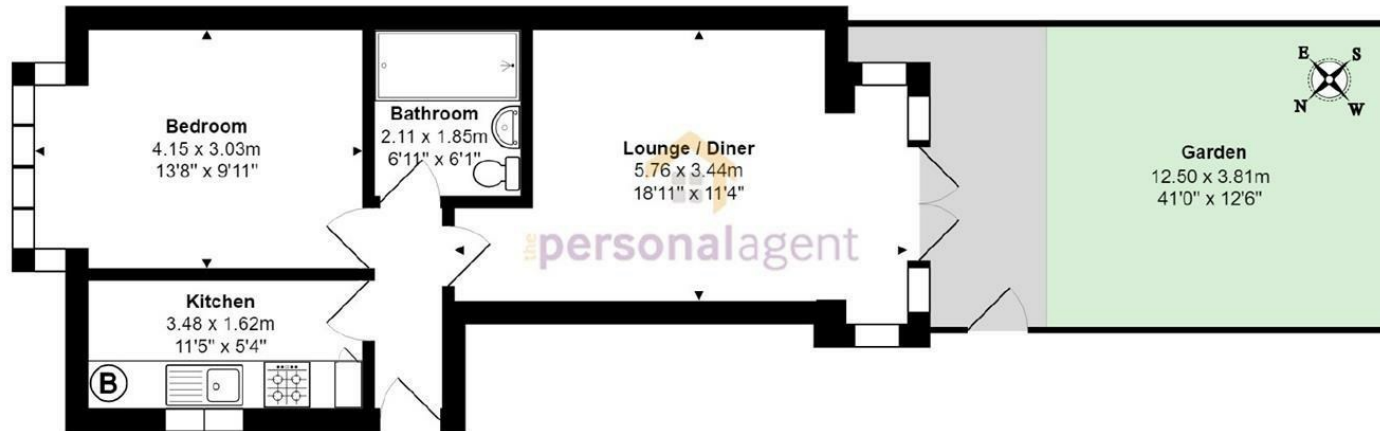
Share of Freehold. 999 Year Lease From 2019.

Abbotts Road is situated on the edge of the popular Park Farm area just North of Cheam Village, within easy walking

distance of a handy parade of shops and local bus routes to a variety of surrounding areas. There are a selection of Ofsted rated 'Outstanding' and 'Good' local schools nearby.



Ground Floor Maisonette



Abbots Road, Sutton

Total Area: 42.8 m² ... 461 ft² (excluding garden)

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.

The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.

© Still Moving London LTD (www.stillmoving.london)



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		
	63	76
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 333 699

TADWORTH OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

The
PERSONAL
Agent

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.

