



36 Sutton Court Road, Sutton

The **PERSONAL** Agent

Offers In Excess Of £450,000 Leasehold

- Three Double Bedrooms
- Ground Floor
- 25ft Kitchen / Diner
- Allocated & Gated Parking
- High Specification Finish
- Walk to Shops & Station
- Highly Regarded Development
- Two Bathrooms



Offering over 1100sqft and positioned just a stones throw from Sutton town centre is this stunningly presented, three double bedroom luxury apartment. This apartment occupies arguably the most sought after position in this highly regarded development being the only apartment on the ground floor.

As you walk into the property, you are met with a large hallway which leads onto the three well proportioned double bedrooms. There is a spacious family bathroom as well as a separate shower room. To finish off the accommodation there is a stunning kitchen / dining room measuring almost 25ft in length, which is unheard of in modern apartments. The property is brought to the market in immaculate decorative order throughout, with numerous cosmetic upgrades made above and beyond usual standards.

From the gated underground parking right through to the

spacious and classy entrance foyer, this block of high end apartments oozes luxury and early viewing is highly advised before it's snapped up.

The property is situated on the cusp of Sutton town centre with its excellent shopping facilities, bars and restaurants.

Sutton mainline station is also a short walk away with fast and frequent rail services to London terminals.

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.

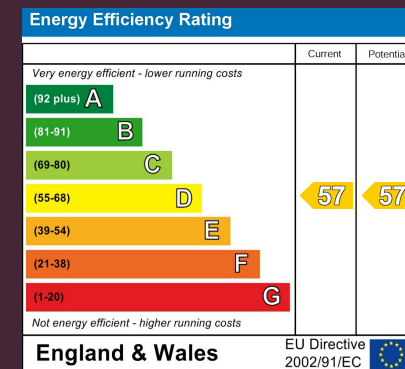
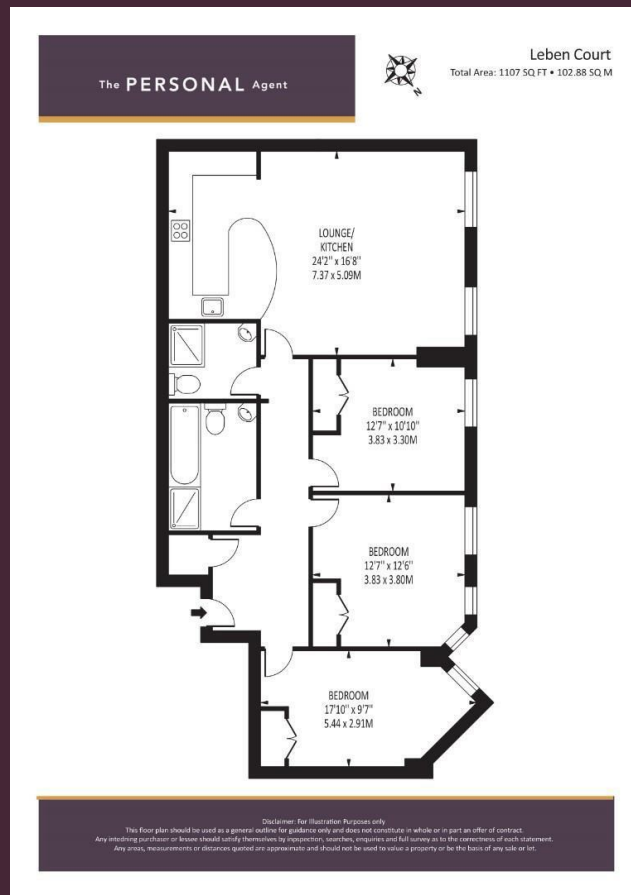
The London Borough of Sutton is nationally renowned for its schooling including grammar, state and private.

Tenure - Leasehold
Length of lease (years remaining) - 117
Annual ground rent amount (£) - 420
Annual service charge amount (£) - 1500
Council tax band - E

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.







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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.

