



Grove Road, Sutton

The **PERSONAL** Agent



# Offers In Excess Of £170,000 Leasehold

- First Floor Purpose Built Apartment
- Communal Front Entrance
- Entrance Hall
- Lounge/Dining Room
- Kitchen
- One Double Bedroom
- Communal Grounds and Gardens
- Residents Parking
- No Onward Chain
- Cash Buyers Only

Cash Buyers Only - The Personal Agent proudly presents this spacious one double bedroom first floor apartment, located just moments' from the mainline station of Sutton with its excellent shopping facilities, bars and restaurants. The property also boasts from off street parking and is chain free.

This would make an investment purchase.

The property comprises entrance hall with storage cupboard leading to one double bedroom with built in storage, spacious living area, separate kitchen with a range of base and wall units with space for utilities, bathroom with shower over bath.

The property also benefits from well maintained



grounds and off-street parking.

## Tenure:

Within a genuine 5 minute level walk of Sutton town centre with its excellent shopping facilities, bars and restaurants. Sutton mainline station is also within 0.2 or 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.

Tenure - Leasehold

Length of lease (years remaining) - 36 years  
Annual ground rent amount (£) - £200 per annum  
Annual service charge amount (£) - £2600 per annum  
Council tax band - C

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.











Kingfisher Court, Grove Road, Sutton

Total Area: 51.5 m<sup>2</sup> ... 555 ft<sup>2</sup>

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	81
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

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Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
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