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
- Kltchen
- 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.

The
PERSONAL
Agent

Kingfisher Court, Grove Road, Sutton

Total Area: 51.5 m² ... 555 ft²

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.

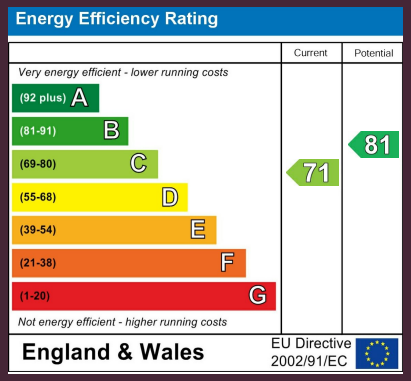
No responsibility is taken for any error, omission, miss-statement or use of data shown.

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)

The PERSONAL Agent



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 & KINGSWOOD 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.