



Kingswood Drive Sutton, SM2 5NB

GUIDE PRICE £220,000 - £230,000 Nestled in a prominent and coveted development in South Sutton, this one bedroom first floor apartment offers just so much in this price range. It really is a fantastic opportunity for you to move into what may be your first home, or even rent out if you are looking for that rock-solid investment, as this desirable block is well looked after, with communal grounds reaching around the building, which everyone will appreciate. What's more, the property is offered with no onward chain, with a well appointed kitchen that has a good amount of workspace for you to really cook up a storm in. The wonderful lounge is extremely well proportioned, perfect for you to not just relax in and catch up on a good book or some great TV, but also ideal for you to have your friends and family come over and entertain in, as the room can also accommodate a dining area, along with the bedroom also being a great size, with enough space for your large wardrobes. Being on the first floor, you also benefit from extra security and elevated views from the large windows. On the outside, as we mentioned, the location is brilliant. A short walk to fantastic local amenities in Sutton & Belmont with a fantastic selection of shops, restaurants and bars, with Sutton mainline and Belmont stations whizzing you up to London in under an hour door to door. The final piece of the jigsaw comes by the way of an residents parking space, perfect for you not having the issues of having to find a space to park, a fantastic benefit for the lucky new owner.

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- GUIDE PRICE £220,000 - £230,000
- One bedroom purpose built apartment
- NO ONWARD CHAIN
- First floor with elevated views
- Good internal order
- Modern kitchen & bathroom
- Coveted South Sutton Development
- Equidistant to Sutton & Belmont
- Excellent transport links & amenities
- Residents parking

FIRST FLOOR

Hallway

Living/Dining Room

14'3 x 14'1 (4.34m x 4.29m)

Kitchen

9'2 x 6'2 (2.79m x 1.88m)

Bedroom

12'9 x 9'3 (3.89m x 2.82m)

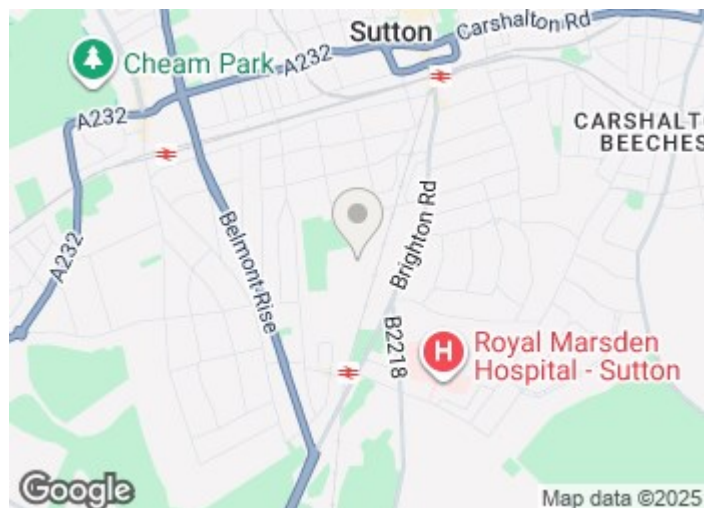
Bathroom

7'4 x 6'2 (2.24m x 1.88m)

OUTSIDE

Allocated Parking

Communal Grounds



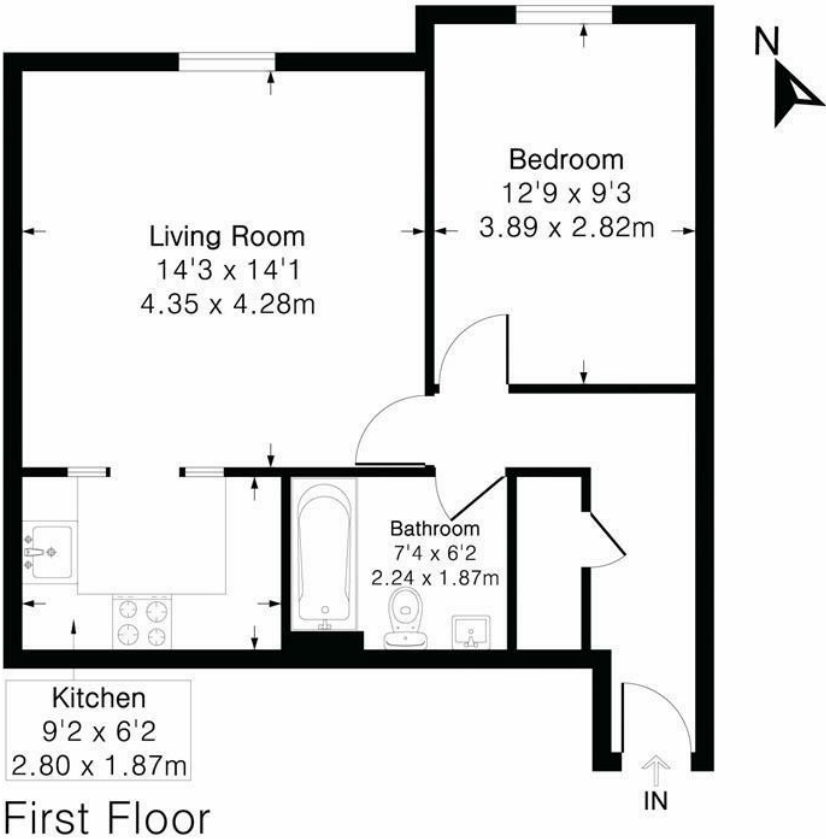
Directions





Floor Plan

Approximate Gross Internal Area 515 sq ft - 48 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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