



Kings Lane
Sutton, SM1 4PB
Guide price £350,000



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GUIDE PRICE £350,000 - £375,000 Few apartments come to market that offer as much as Ambrook Court. Being such a great layout and size, You'll be amazed sitting in your large living/dining room that doesn't just have enough room for you to sit back and relax, but also has ample room for you to entertain in, whether that be with family or friends, grabbing breakfast with the kids before work or even when you throw one of your dinner parties. What's more, the room has access to a private balcony with elevated views to the rear.

So, what about the rest of the property? Well, you'll certainly not be disappointed with the lovely kitchen that has more than enough space to cook up a storm in. When it's time to catch up on some sleep, we'll bet that you'll have an amazing nights rest in your large master bedroom that is a sanctuary of style and peace which even benefits lots of space for storage and even has it's own en-suite. There is also a second bedroom which is a fantastic double size, and one which is perfect for your kids or friends when they stay, and is certainly big enough for you to also set up your home office in, which is invaluable during these hybrid-working times.

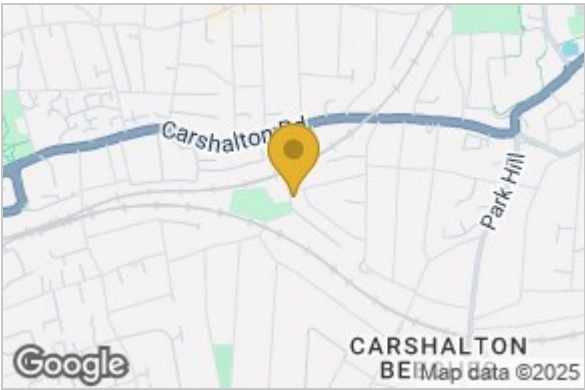
All the rooms are served by a large family bathroom that you can really chill out and relax in after a hard day of zoom calls. On the outside of the building there are well kept communal grounds, with the further benefit of allocated parking. Location wise, the property is situated only a short distance from 3 Mainline Stations, so perfect for commuters offering a choice of quick links in to the city! Fabulous schooling and amenities are also close by, with Carshalton Village & Sutton High Street both easily accessible, offering a large selection of shopping and restaurants.



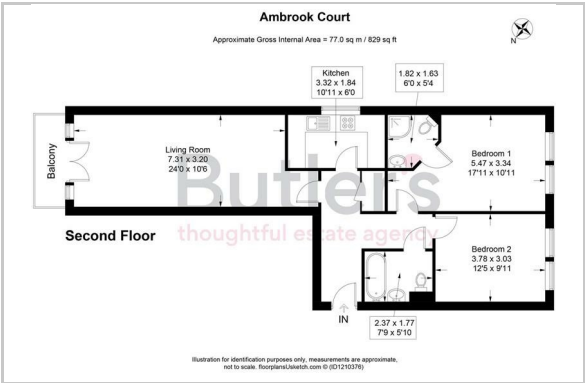
SECOND FLOOR

- Hallway
- Living Room
24'00 x 10'6 (7.32m x 3.20m)
- Kitchen
10'11 x 6'00 (3.33m x 1.83m)
- Bedroom
17'11 x 10'11 (5.46m x 3.33m)
- Bedroom
12'5 x 9'11 (3.78m x 3.02m)
- Ensuite
6'00 x 5'4 (1.83m x 1.63m)
- Bathroom
7'9 x 5'10 (2.36m x 1.78m)
- OUTSIDE
- Private Balcony
- Allocated Parking

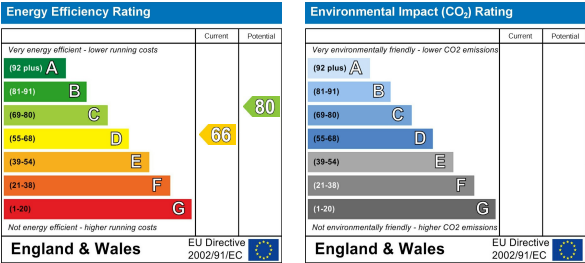
Area Map



Floor Plan



Energy Efficiency Graph



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