



Sydney Road
Sutton, SM1 2QL
Guide price £250,000



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Offered with no onward chain and being positioned in a recently built development in the heart of the town, you are close to Sutton mainline and West Sutton train stations, also ideally being located next to the high street. Inside, this one bedroom, third floor, purpose built apartment has been appointed to a high standard, offering an fantastic multi-purpose space that not only works for entertaining but also cosy nights in, nestling down with a good book, or catching up on those boxsets that you have been wanting to for a while now. When you're in the mood for the latter, the living room provides a tranquil setting, with it's good proportions and elevated views. When things are a little bit more social, there's space for a dining table in the dining area, where you can have pre-dinner drinks as you finish off preparations for your meal, without missing out on the conversation as the kitchen is open plan - and what a kitchen it is! So well appointed it wouldn't feel out of place in a property costing twice as much. So what about the rest of the apartment? We are happy to report, things get even more luxurious. The bathroom is a great space to relax in after a hard day at work, having been installed with high end fittings, along with the bedroom being just so beautiful, with large windows and integrated wardrobes. You'll probably find that bedtime will now become your favourite part of the whole day! As the apartment also comes with a private balcony accessed from inside property and allocated parking, we urge you to do one thing a book a viewing as there really is no compromise here. Just come with the expectation that you'll be falling head over heels in love!



THIRD FLOOR

Hallway

Living/Dining Room/Kitchen
23'9 x 11'11 maximum (7.24m x 3.63m maximum)

Bedroom
12'4 x 9'10 maximum (3.76m x 3.00m maximum)

Bathroom
7'3 x 6'3 (2.21m x 1.91m)

Utility Cupboard

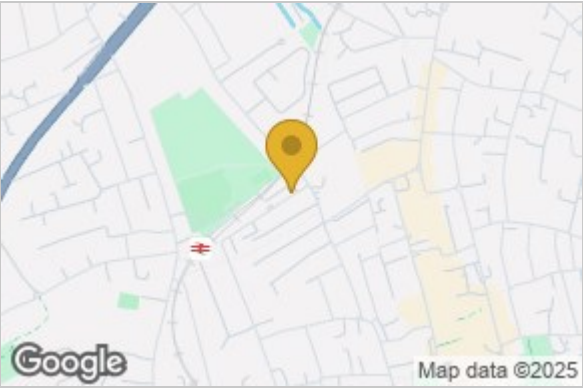
OUTSIDE

Private Balcony

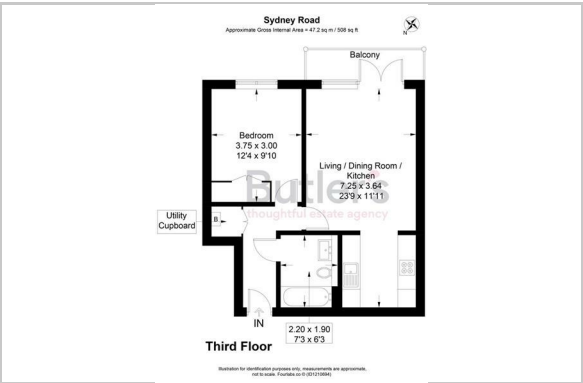
Allocated Parking



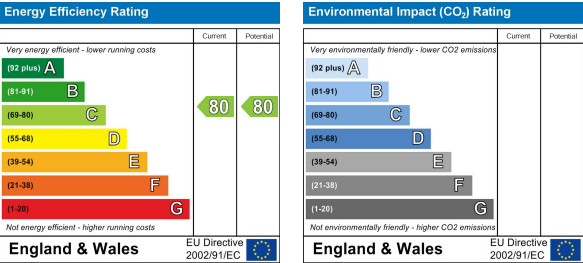
Area Map



Floor Plan



Energy Efficiency Graph



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