

Ringstead Road  
Sutton, SM1 4SF  
Guide price £230,000





# Ringstead Road, Sutton, SM1 4SF

Nestled in a prominent and coveted position in Sutton, this spacious one bedroom second 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 is a well regarded block which is also extremely quiet, with generous communal grounds reaching around the building, which everyone will appreciate. What's more, the property is offered with no onward chain and in good condition inside, with a well appointed kitchen that has a great amount of workspace for you to really cook up a storm in. This generous sizes are consistent throughout, with a fantastic bedroom benefiting from integrated and fitted wardrobes, and a bathroom which serves all of the rooms. But we are saving the best until last! The wonderful lounge is the 'jewel in the crown', a room that has ample space for you to not just relax in and catch up on a good book or some great TV, but also prefect for you to have your friends and family come over and entertain in, as the room can easily accommodate a dining area. Being on the top floor, you also benefit from fantastic 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 with a fantastic selection of shops, restaurants and bars, with Sutton mainline & Carshalton stations whizzing you up to London in under an hour door to door. The final piece of the jigsaw comes by the way of a garage en-bloc, perfect for you not having the issues of having to find a space to park, a fantastic benefit for the lucky new owner.



## SECOND FLOOR

Hallway

Living/Dining Room

14' x 11'3 maximum (4.27m x 3.43m maximum)

Kitchen

8'11 x 7'4 (2.72m x 2.24m)

Bedroom

14'10 x 10'11 maximum (4.52m x 3.33m maximum)

Bathroom

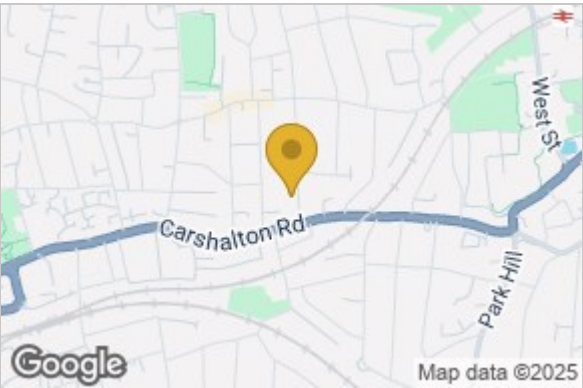
6'8 x 5'11 (2.03m x 1.80m)

OUTSIDE

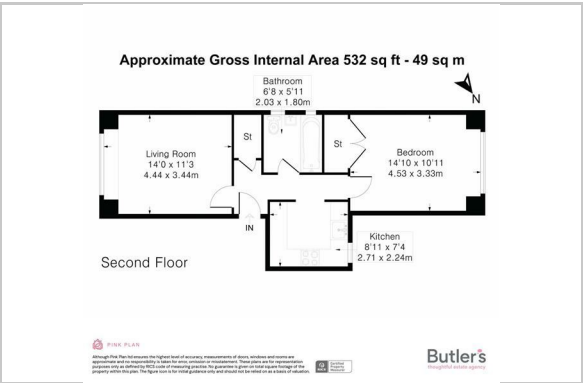
Garage

Communal Garden

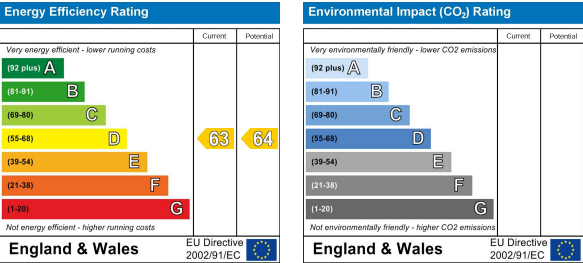
## Area Map



## Floor Plan



## Energy Efficiency Graph



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