



Lind Road
Sutton, SM1 4PU
Guide price £225,000



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Nestled in a prominent and coveted position in Sutton, this spacious 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 is a well regarded development is incredibly well looked after. What's more, the property is offered with no onward chain and in great condition inside, with a well appointed kitchen that has a great amount of workspace for you to really cook up a storm in. This good proportions are consistent throughout, with a fantastic bedroom with integrated wardrobes and refitted 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 perfect for you to have your friends and family come over and entertain in, as the room can accommodate a dining area. Being on the first floor, you also benefit from fantastic elevated views from the 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 easy access to the mainline station, whizzing you up to London in under half an hour. The final piece of the jigsaw comes by the way of allocated parking, a fantastic benefit for the lucky new owner!



FIRST FLOOR

Hallway

Living/Dining Room
13'9 x 10'7 maximum (4.19m x 3.23m maximum)

Kitchen
10'2 x 7' maximum (3.10m x 2.13m maximum)

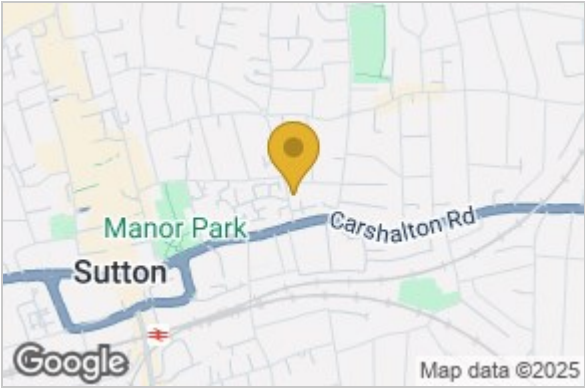
Bedroom
10'9 x 8'4 (3.28m x 2.54m)

Bathroom
6'11 x 5'9 (2.11m x 1.75m)

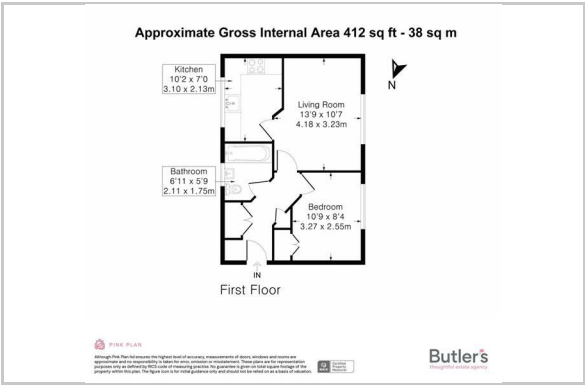
OUTSIDE

Allocated parking

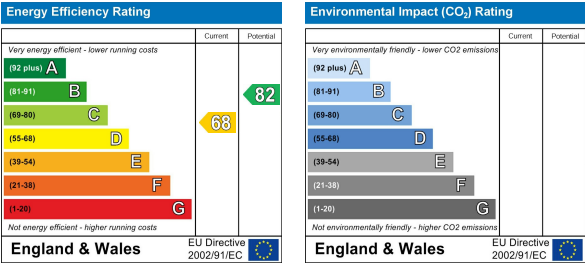
Area Map



Floor Plan



Energy Efficiency Graph



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