



Overton Road
Sutton, SM2 6QP
Guide price £250,000



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GUIDE PRICE £250,000 - £265,000 Located in a highly coveted road in South Sutton, this spacious one bedroom first floor apartment really is the pinnacle of it's type in the area. It 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 well regarded development and is also one which is well looked after. What's more, the property is offered in good condition inside, with a modern, well-proportioned kitchen that has a fabulous amount of workspace for you to really cook up a storm in! These generous sizes are consistent throughout, with a large bedroom with fitted wardrobes and 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 easily accommodate a dining area. Being on the first floor, you also benefit from elevated views and ample light coming in through 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 station whizzing you up to London in under half an hour. The final piece of the jigsaw comes by the way of an integrated garage, perfect for you not having the issues of having to find a space to park, a fantastic benefit for the lucky new owner!



FIRST FLOOR

Hallway

Living/Dining Room
16'10 x 10'3 (5.13m x 3.12m)

Kitchen
9'1 x 7'6 (2.77m x 2.29m)

Bedroom
16'9 x 9'3 (5.11m x 2.82m)

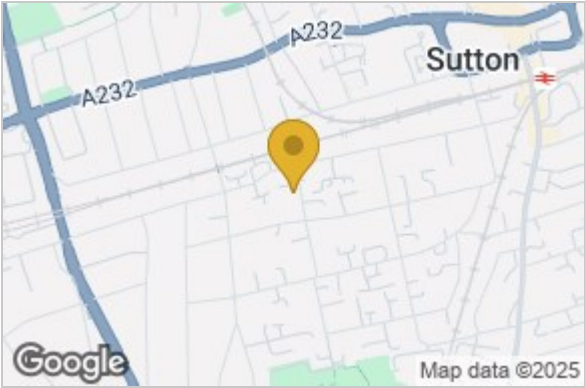
Bathroom
6'2 x 6' (1.88m x 1.83m)

OUTSIDE

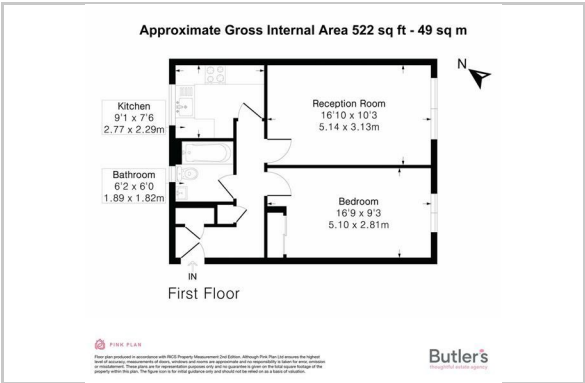
Integral Garage

Communal Grounds

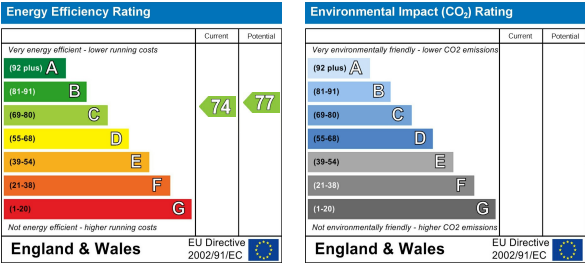
Area Map



Floor Plan



Energy Efficiency Graph



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