Butler's
thoughtful estate agency

# Stanley Road

Sutton, SM2 6RX

Guide price £300,000

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# Stanley Road, Sutton, SM2 6RX

GUIDE PRICE £300,000 - £325,000 Few apartments are as special as St Ann's Court. Offering so much space, 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 in, but also has room for you to dine, whether it 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 the extremely special, huge private terrace with stunning views, being a place that you can also use if you want to get everyone outside and into the fresh spring air, unusual for a purpose built apartment!
So, what about the rest of the property? Well you'll certainly not be disappointed with the modern kitchen that has more than enough space to cook up a storm in, benefiting from lovely views when you do. When it's time to catch up on some sleep, we'll bet that you'll have an amazing nights sleep in your master bedroom that is a sanctuary of style and peace, also with the benefit of having lots of space for your wardrobes. The second bedroom is a single size, perfect for a nursery/kids room, or for you to also set up your home office in, with a futon when your friends decide to stay. All the rooms are served by the bathroom, where you can really chill out and relax in after a hard day of Teams calls.
Outside, there is the addition of a garage en-bloc, with grounds reaching around the building. Situated in South Sutton, you are so close to town, being an extremely short distance to Sutton mainline station, with the high street having fabulous shopping & amenities - and how can we not mention the schools? The kids will benefit from some of the finest education in the country!

THIRD FLOOR

Hallway

Reception Room
12'10 x 11'11 (3.91m x 3.63m)

Kitchen
10'4 x 7'10 approx (3.15m x 2.39m approx)

Bedroom
12'10 x 9'3 (3.91m x 2.82m)

Bedroom
7'4 x 6'4 (2.24m x 1.93m)

Bathroom
7'3 x 6' (2.21m x 1.83m)

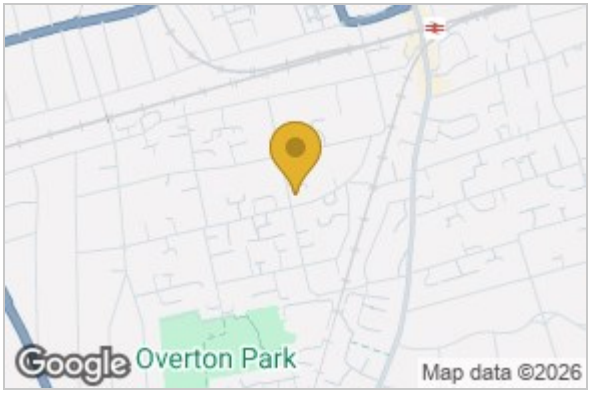
OUTSIDE

Large Roof Terrace

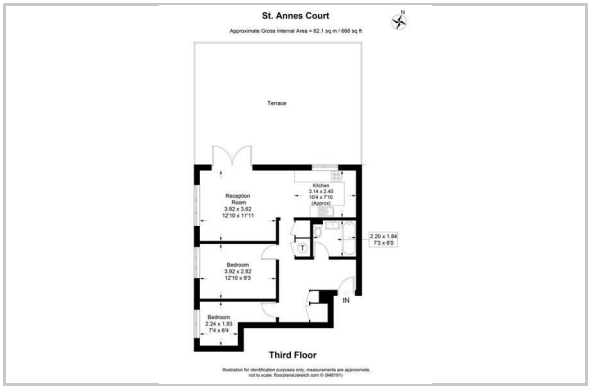
Garage

Communal Grounds

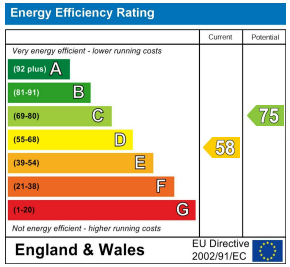
## Area Map

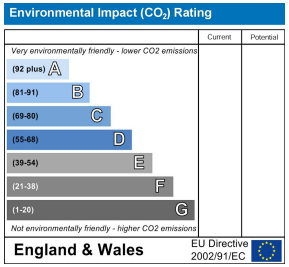



## Floor Plan




## Energy Efficiency Graph

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