



Albion Road Sutton, SM2 5TF

GUIDE PRICE £325,000 - £340,000 Whether you are looking to buy a home for the first time or are up, or downsizing, we're sure you are finding that there is very little choice of quality apartments on the market, with you possibly having to settle for something that isn't quite right. The great news is that Springwell Manor ticks so many boxes. Positioned within a highly coveted development in a quiet and desirable South Sutton road, you'll love pulling into the allocated parking space at the end of a hard day's work and returning to your lovely home. The contemporary layout covers all bases and is a real crowd pleaser with all rooms in harmony with one another. The well-proportioned, semi-open plan kitchen is a great place in which to cook up a storm and it is next to the lounge which has space for your dining table and furniture. On occasions like this, the apartment has an ace up its sleeve because if your friends are staying over for the night, they can enjoy the luxury of the spacious second double bedroom with its own integrated wardrobe and access to the family bathroom leaving you to relax in your master bedroom with en-suite shower room. So, what about location? Albion Road is a short walk into the centre of Sutton, giving access to the many shops, restaurants and bars and excellent transport links from Sutton mainline station to London Victoria and London Bridge. However, being just outside the town centre has the advantage of being away from the inevitable noise and hubbub of a busy town. So, the best of both worlds! It also means that there are a number of amenities on your doorstep: leisure clubs, green open spaces and local schools, with excellent reputations at both primary & secondary level, close by.

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- Ground floor
- Highly coveted block & location
- Close to excellent transport links, schooling & amenities
- Modern 2 double bedroom apartment
- En-suite & family bathrooms
- Living/dining room
- NO ONWARD CHAIN
- Good internal order
- Allocated parking

GROUND FLOOR

Hallway

Living/Dining Room

17'2 x 11'5 (5.23m x 3.48m)

Kitchen

9'3 x 6'3 (2.82m x 1.91m)

Bedroom

13'10 x 8'11 maximum (4.22m x 2.72m maximum)

En-Suite

6'8 x 5'1 maximum (2.03m x 1.55m maximum)

Bedroom

11'2 x 7'3 (3.40m x 2.21m)

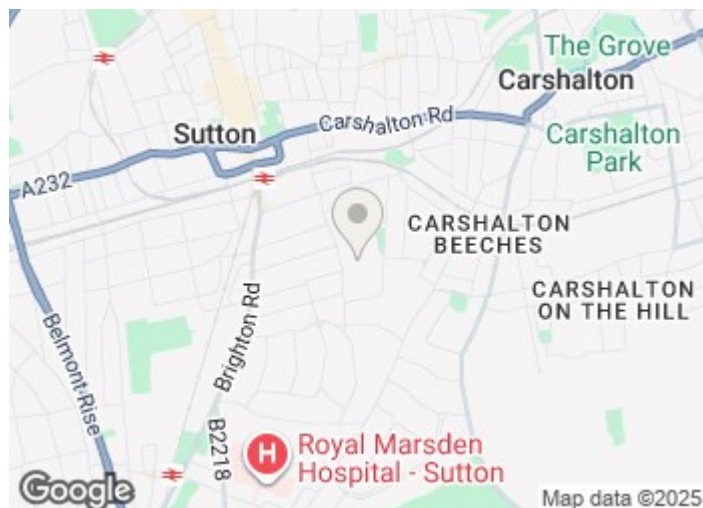
Bathroom

6'3 x 6'1 (1.91m x 1.85m)

OUTSIDE

Allocated Parking

Communal Grounds



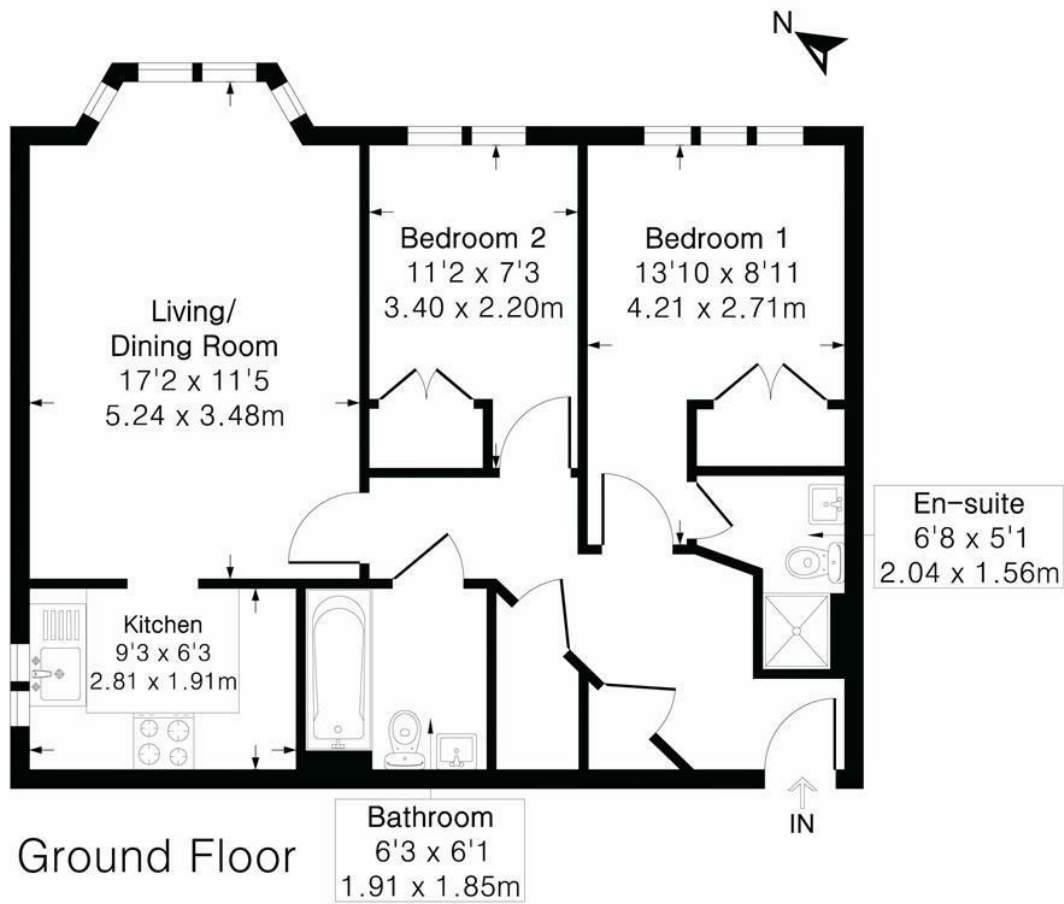
Directions





Floor Plan

Approximate Gross Internal Area 638 sq ft - 59 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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