



Kingswood Drive  
Sutton, SM2 5NB  
Guide price £220,000



# Kingswood Drive, Sutton, SM2 5NB

GUIDE PRICE £220,000 - £230,000 Nestled in a prominent and coveted development in South Sutton, this 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 desirable block is well looked after, with communal grounds reaching around the building, which everyone will appreciate. What's more, the property is offered with no onward chain, with a well appointed kitchen that has a good amount of workspace for you to really cook up a storm in. The wonderful lounge is extremely well proportioned, perfect for you to not just relax in and catch up on a good book or some great TV, but also ideal for you to have your friends and family come over and entertain in, as the room can also accommodate a dining area, along with the bedroom also being a great size, with enough space for your large wardrobes. Being on the first floor, you also benefit from extra security and 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 & Belmont with a fantastic selection of shops, restaurants and bars, with Sutton mainline and Belmont stations whizzing you up to London in under an hour door to door. The final piece of the jigsaw comes by the way of an residents parking space, 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  
14'3 x 14'1 (4.34m x 4.29m)

Kitchen  
9'2 x 6'2 (2.79m x 1.88m)

Bedroom  
12'9 x 9'3 (3.89m x 2.82m)

Bathroom  
7'4 x 6'2 (2.24m x 1.88m)

## OUTSIDE

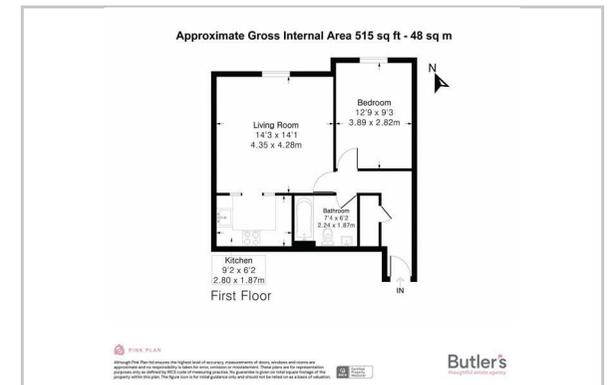
Allocated Parking

Communal Grounds

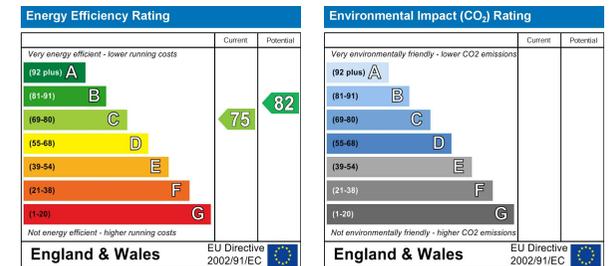
## Area Map



## Floor Plan



## Energy Efficiency Graph



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