Butler's

thoughtful estate agency

Robin Hood Lane

Sutton, SM1 2SB

Guide price £300,000

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Robin Hood Lane, Sutton, SM1 2SB

GUIDE PRICE: £300,000 - £325,000. Few apartments come to market that offer as much as Marian Court. Offering so much space, you'll be amazed sitting in your large living/dining room that just have enough room for you to sit back and relax in, but also has ample 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 a private balcony with elevated views, also being a place that you can use if you want to get outside and into the fresh air! So, what about the rest of the property? Well you'll certainly not be disappointed with the 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 boasting lots of space for your wardrobes. The second double bedroom is also fantastic size and one which is perfect for your kids or friends when they stay, and is certainly big enough for you to also set up your home office in, which is invaluable during these hybrid-working times. All the rooms are served by a bathroom that you can really chill out and relax in after a hard day of Teams calls - as well as there being an separate W/C for ultimate convenience. Outside, there is the bonus of an residents and communal grounds reaching around the building. Lastly we have to mention the location. Situated in central 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!

FIRST FLOOR

Hallway

Living/Dining Room
14'10 x 12' (4.52m x 3.66m)

Kitchen
7'10 x 7'8 (2.39m x 2.34m)

Bedroom
11'11 x 11'10 (3.63m x 3.61m)

Bedroom
12'6 x 8'3 (3.81m x 2.51m)

Bathroom
5'9 x 4'11 (1.75m x 1.50m)

Seperate W/C

OUTSIDE

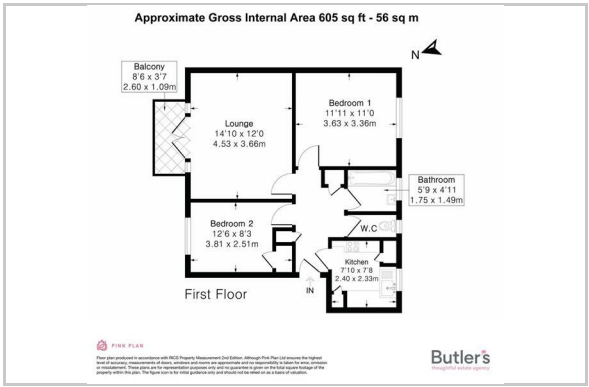
Private Balcony
8'6 x 3'7 (2.59m x 1.09m)

Residents Parking

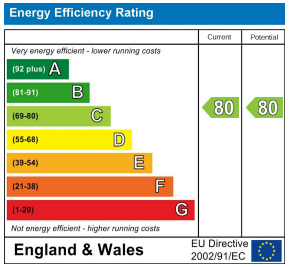
Communal Grounds

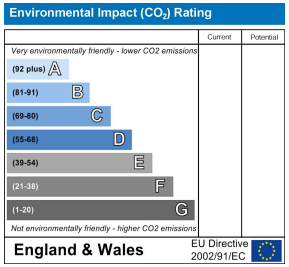
Area Map

Floor Plan



Energy Efficiency Graph





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18 Sutton Plaza, Sutton, Surrey, SM1 4FS
Tel: 020 39 170 160 Email: sutton@butlershomes.co.uk butlershomes.co.uk