



Albion Road
Sutton, SM2 5TH
Guide price £365,000



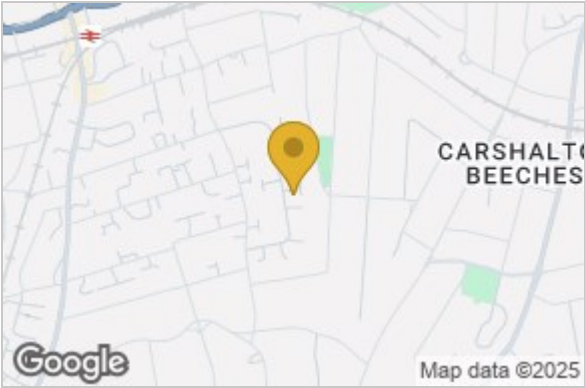
Albion Road, Sutton, SM2 5TH

This spacious two double bedroom apartment is offered with no onward chain, in great condition and located in the highly desirable South Sutton, with just a 15 minute walk to Sutton mainline station. The property boasts a range of modern features, allocated parking, two bathrooms including a welcoming ensuite bathroom off the master bedroom alongside fitted wardrobes. All of which are complemented by a 28ft open plan living room. The kitchen is accommodated by integrated appliances including dishwasher, fridge/freezer, hob and oven. The property is all electric and the EPC rating is considerably high sitting at the highest point of Band C. The development was completed in 2005 with a lease term of 125 years and is owner occupied and has been since purchase. Viewing highly advisable.

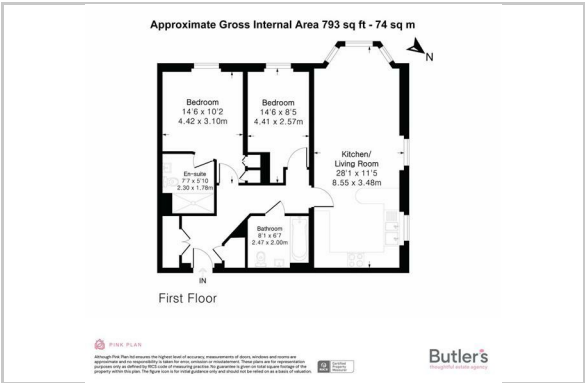


- FIRST FLOOR
- Hallway
- Kitchen/Dining/Living Room
28'1 x 11'5 (8.56m x 3.48m)
- Bedroom
14'6 x 10'2 (4.42m x 3.10m)
- En-Suite
7'7 x 5'10 (2.31m x 1.78m)
- Bedroom
14'6 x 8'5 (4.42m x 2.57m)
- Bathroom
8'1 x 6'7 (2.46m x 2.01m)
- OUTSIDE
- Allocated Parking
- Communal Grounds

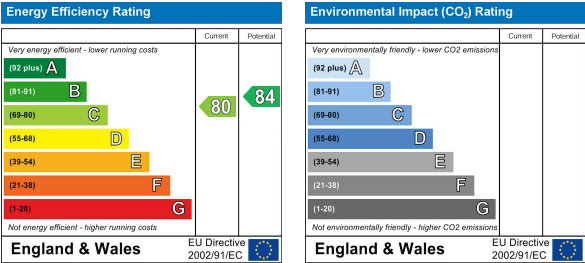
Area Map



Floor Plan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.