



17 Sutton Court Road  
Sutton, SM1 4FG  
Offers in the region of £240,000

17 Sutton Court Road, Sutton, SM1 4FG

Positioned in a recently built development located in the heart of the town, next to Sutton mainline train station and the high street, this one bedroom, second floor, purpose built apartment has been sumptuously appointed to the highest standard, offering an fantastic multi-purpose space that not only works for entertaining but also cosy nights in, nestling down with a good book, or catching up on those boxsets that you have been wanting to for a while now. When you're in the mood for the latter, the living room provides a tranquil setting, with it's good proportions and elevated views. When things are a little bit more social, there's space for a dining table in the dining area, where you can have pre-dinner drinks as you finish off preparations for your meal, without missing out on the conversation as the kitchen is open plan - and what a kitchen it is! So well appointed it wouldn't feel out of place in a property costing twice as much. So what about the rest of the apartment? We are happy to report, things get even more luxurious. The bathroom is a phenomenal space to relax in after a hard day at work, having been installed with high end fittings, along with the bedroom being just so beautiful, with large windows and integrated wardrobes. You'll probably find that bedtime will now become your favourite part of the whole day! As the apartment also comes with a private balcony accessed from inside property, we urge you to do one thing a book a viewing as there really is no compromise here. Just come with the expectation that you'll be falling head over heels in love!



SECOND FLOOR

Hallway

Kitchen/Living/Dining Room  
23'3 x 10'8 maximum (7.09m x 3.25m maximum)

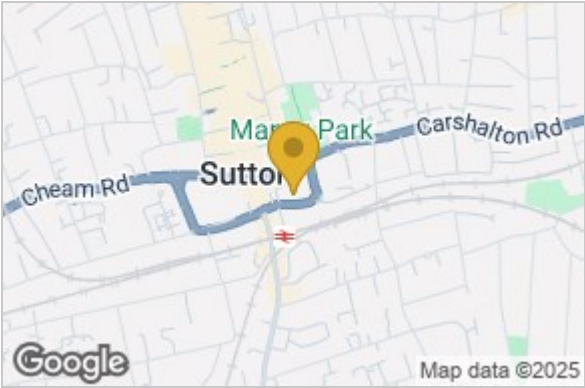
Bedroom  
15'1 x 10' (4.60m x 3.05m)

Bathroom

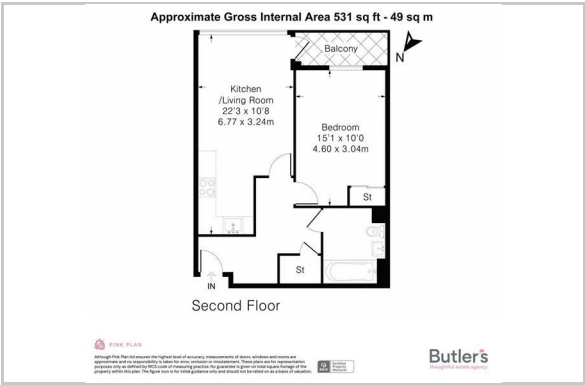
OUTSIDE

Private Balcony

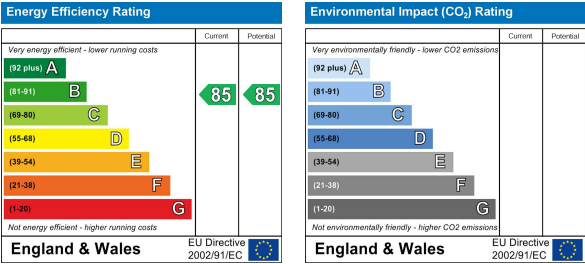
Area Map



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.

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