

# Butler's

thoughtful estate agency



Sutton Court Road  
Sutton, SM1 4FG  
Guide price £250,000





# Sutton Court Road, Sutton, SM1 4FG

GUIDE PRICE £250,000 - £260,000 Located in a desirable, recently built development in the centre of town, next to Sutton mainline train station and the high street, this one bedroom, first floor, purpose built apartment is offered in great condition throughout, having been appointed to the wonderful standard, offering a 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 area provides a tranquil setting, with it's good proportions and elevated views that feel like you are in a more central London spot. When things are a little bit more social, there's also space for a small dining table, 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 what about the rest of the apartment? The bathroom is a lovely space to relax in after a hard day at work, having been installed with high end fittings, along with the bedroom having large windows and space for your wardrobes. You'll probably find that bedtime will now become your favourite part of the whole day. As the apartment also comes with a generous 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!



## FIRST FLOOR

Hallway

Kitchen/Living/Dining Room  
25'3 x 12'8 (7.70m x 3.86m)

Bedroom  
15'9 x 10'2 maximum (4.80m x 3.10m maximum)

Bathroom  
8'2 x 7'3 (2.49m x 2.21m)



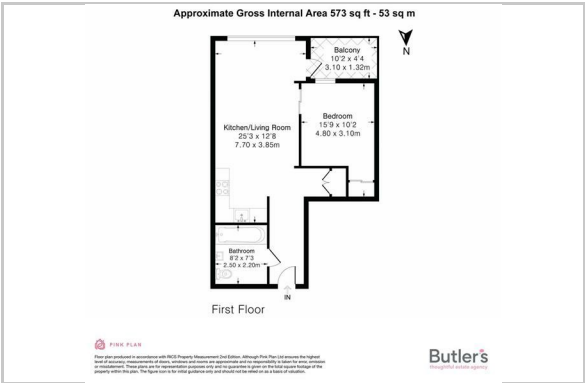
## OUTSIDE

Balcony  
10'2 x 4'4 (3.10m x 1.32m)

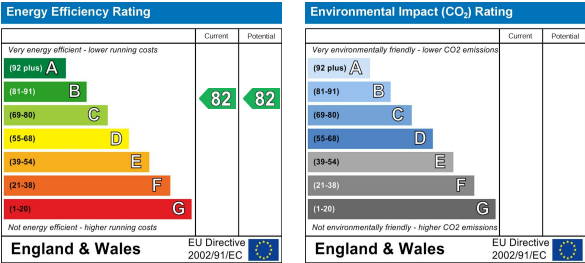
## Area Map



## Floor Plan



## Energy Efficiency Graph



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