



Turnpike Lane  
Sutton, SM1 4HB

Offers in the region of £160,000



# Turnpike Lane, Sutton, SM1 4HB

Positioned within in an extremely sought after development in Sutton, this first floor Studio 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. What's more, the property is offered with no onward chain and in the sort of condition you can update to taste, with a separate kitchen that has a good amount of workspace for you to really cook up a storm in! These generous sizes are consistent throughout, with a reception/bedroom area has ample space for you to not just relax in and catch up on a good book or some great TV, but also prefect for you to have your friends and family come over and entertain in, as the room can accommodate not just a living area but also a space to dine in. Being on the first floor, you'll also benefit from fantastic elevated views from the bay window, with all the rooms being served by the bathroom. On the outside, as we mentioned, the location is brilliant. A short walk to fantastic local amenities in Sutton with a fantastic selection of shops, restaurants and bars, with Sutton mainline station whizzing you up to London in well under an hour door to door! The final piece of the jigsaw comes by the way of a garage, perfect for you not having the issues of having to find a space at the end of a long day, a fantastic benefit for the lucky new owner!



## FIRST FLOOR

Hallway

Reception/Bedroom  
15'5 x 10'2 (4.70m x 3.10m)

Kitchen  
7'3 x 5'3 (2.21m x 1.60m)

Bathroom  
5'4 x 4'11 (1.63m x 1.50m)

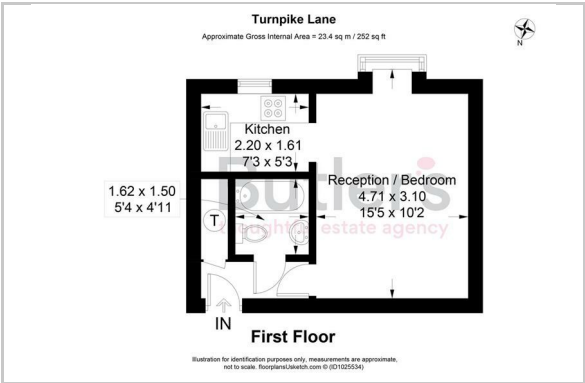
## OUTSIDE

Garage

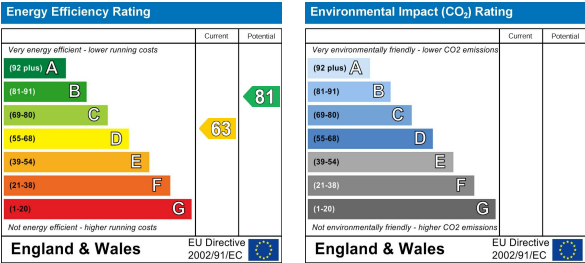
## Area Map



## Floor Plan



## Energy Efficiency Graph



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