

Butler's

thoughtful estate agency



High Street
Sutton, SM1 1AJ

Offers in the region of £375,000

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The location where we live is vital. Going into work, popping down the shops or even meeting friends for a drink, wouldn't it be great if you were based in a central location, right in the hustle and bustle where everything is at your fingertips? At Charlotte House, you can have it all, being in such a convenient location, with the added lustre of being in a block that is only around 5 years old. Inside, this modern apartment will impress with its amazing open plan layout in the kitchen/living/dining area that is a great place for you to entertain in or just snuggle up on the sofa and catch up on that boxset you were threatening to for some time now! When it's time to relax, you'll be pleased to find that both bedrooms are generous double sizes (the master also boasts an en-suite) and will be your sanctuary of peace to catch up on a great night's sleep. In fact, the bedrooms are so generous that you'll be able to fit in your large bed and wardrobes in both the rooms! Kids, guests, flat mate or home office - nobody will be disappointed! Finishing off this wonderful home is a fabulous modern bathroom serving all the rooms, so all you need to do is just unpack your bags and move in. Do you like to entertain or have children? We've got great news! The property doesn't just have the huge benefit of having a private balcony, but also a communal roof terrace to sample some fresh air. If you yearn for something even larger, there is an excellent selection of open green spaces close by and benefit of fantastic schooling if needed. Location-wise it couldn't get any better, being located at the foot of the high street, there is a fantastic array of restaurants and amenities, along with Sutton Mainline and Common stations whizzing you up into town in no time at all!





THIRD FLOOR

Hallway

Living/Dining Room/Kitchen
62'4"32'9" x 45'11"9'10" (19'10 x 14'3)

Bedroom
19'9 x 14'8 maximum (6.02m x 4.47m maximum)

En-Suite
7'3 x 6'1 (2.21m x 1.85m)

Bedroom
19'9 x 10' (6.02m x 3.05m)

Bathroom
7'3 x 6'1 (2.21m x 1.85m)

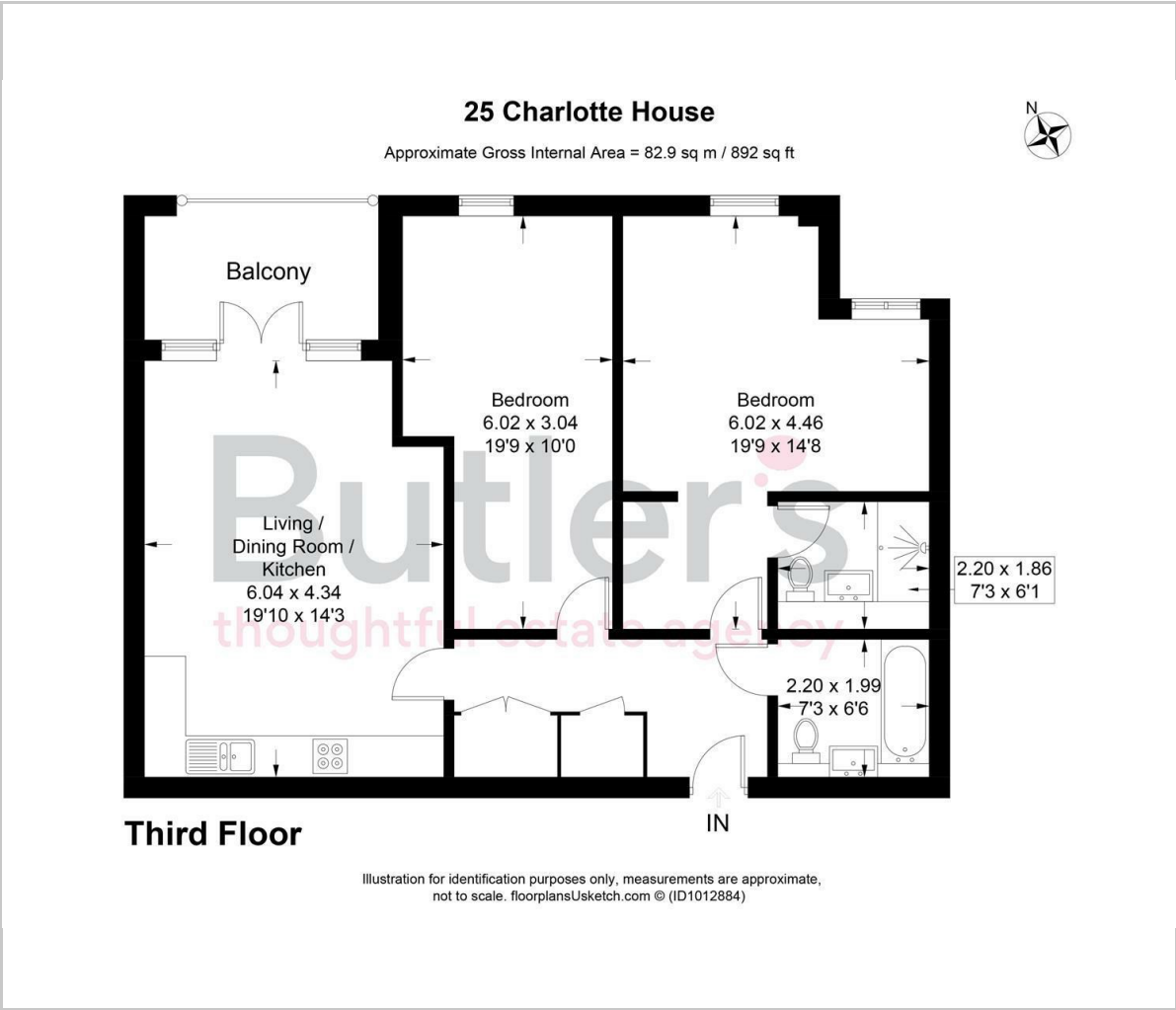
OUTSIDE

Private Balcony

Communal Recreational Area



Floor Plan



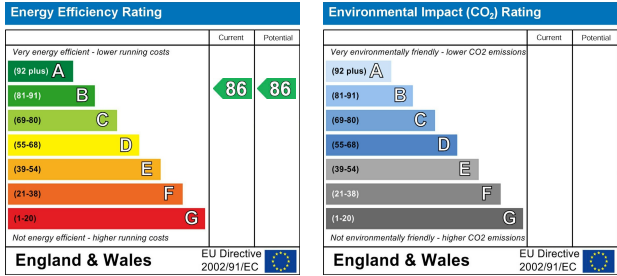
Viewing

Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



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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