



P Permit  
holders  
only  
Mon - Sat  
8 am - 6.30 pm

31 Grove Road  
Sutton, SM1 2AB  
Guide price £250,000



# 31 Grove Road, Sutton, SM1 2AB

GUIDE PRICE £250,000 - £275,000 Located in a highly coveted road in South Sutton, this spacious one bedroom top floor apartment really is the pinnacle of it's type in the area. It 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.

Set within a highly coveted and convenient development, so close to local amenities and transport links this apartment offers an unrivalled 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 box sets that you have been wanting to watch for a while now. When you're in the mood for the latter, the living space provides a tranquil setting, with it's large proportions and elevated views through dual aspect windows. When things are a little bit more social, there's space for a 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? We are happy to report the theme continues throughout. The bathroom is a phenomenal space to relax in after a hard day at work, along with the bedroom being light and airy with generous dimensions and plenty of space for wardrobes. You'll probably find that bedtime will now become your favourite part of the whole day! As the apartment also comes with allocated parking and no onward chain, we urge you to do one thing and book a viewing!



## THIRD FLOOR

Hallway

Kitchen/ Living Room

21'8 x 15'5 (6.60m x 4.70m)

Bedroom

15'11 x 11'10 (4.85m x 3.61m)

Bathroom

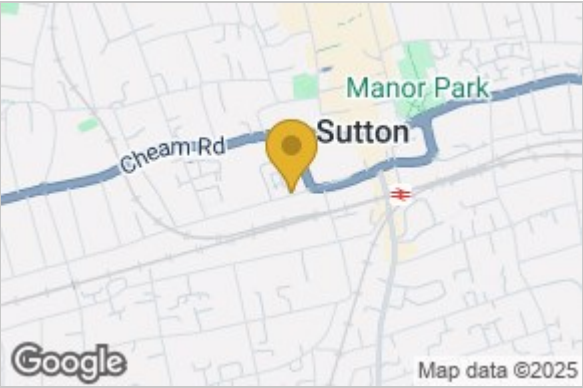
6'7 x 6 (2.01m x 1.83m)

## OUTSIDE

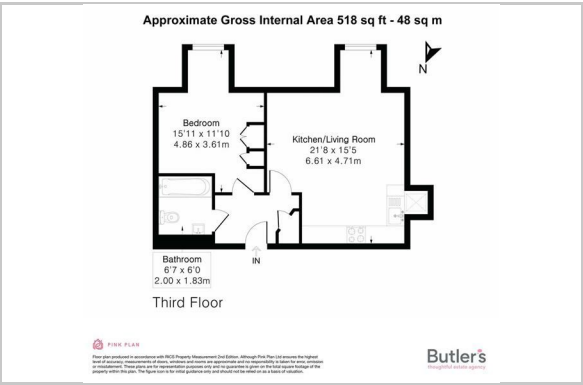
Allocated Parking



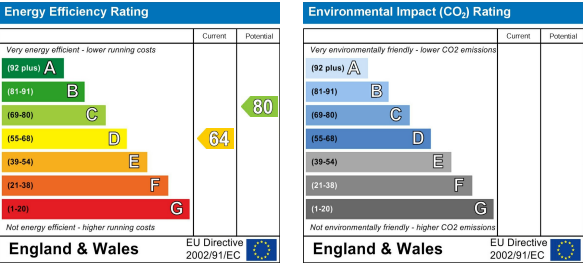
## Area Map



## Floor Plan



## Energy Efficiency Graph



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