

Butler's

thoughtful estate agency



Sutton Court Road
Sutton, SM1 4FO

Guide price £220,000



Sutton Court Road, Sutton, SM1 4FQ

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, fourth floor, purpose built apartment has been appointed to a high standard, offering a multi-purpose space that not only works for entertaining but also cosy nights in. 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 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. So what about the rest of the apartment? We are happy to report, things get even better. 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 large private balcony accessed from inside property, we urge you to do one thing and book a viewing as there really is no compromise here.



SECOND FLOOR

Open Plan Living/Dining/Kitchen
19'11 x 8'6 (6.07m x 2.59m)

Bedroom
10'2 x 9'2 (3.10m x 2.79m)

Bathroom
9'2 x 5'9 (2.79m x 1.75m)

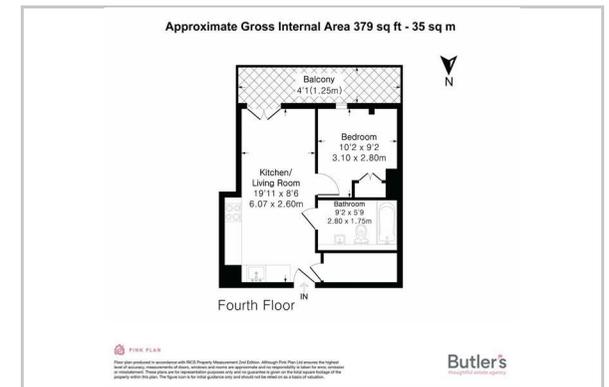
OUTSIDE

Private Balcony

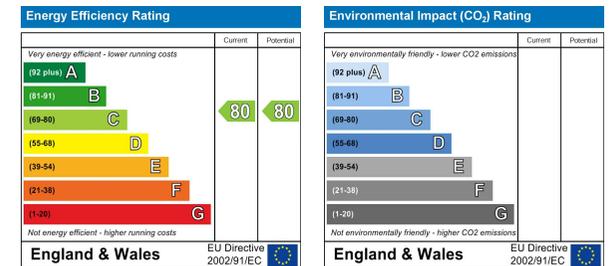
Area Map



Floor Plan



Energy Efficiency Graph



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