

Albion Road  
Sutton, SM2 5TD

Guide price £325,000





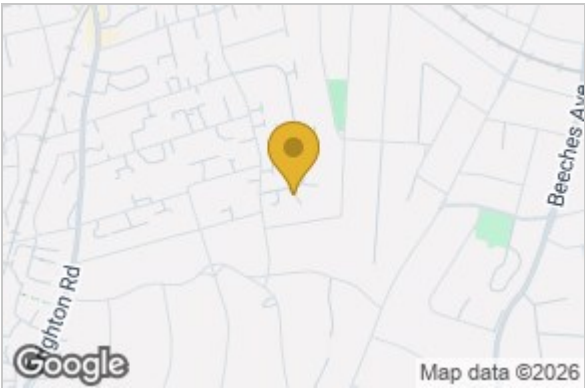
# Albion Road, Sutton, SM2 5TD

**\*GUIDE PRICE £325,000 - £350,000\*** Whether you are looking to buy a home for the first time or you are up or downsizing, we're sure you are finding that there is very little choice of quality apartments on the market, with you possibly having to settle for something that isn't quite right. The great news is that Sutton Heights just ticks so many boxes, with this particular property being one of the largest in the development, also boasting a recent refresh and no onward chain, so is ready to move straight into as quickly as you can! Also being positioned within an incredibly coveted development, you'll love pulling up to the block after a hard day at work and into your lovely home, which is such fantastic place to live. The spacious layout covers all bases and a real crowd-pleaser, with all the rooms being in perfect harmony with each other. The kitchen is a great place to cook up a storm in, with a large amount of work surfaces, perfect for when your guests come over and you throw one of your famous dinner parties. Additionally, the sumptuous lounge really is a huge space, with enough room to not just relax in, but also to dine comfortably. When this happens and you offer your friends to spend the night, this is an apartment with an 'ace up its sleeve', with the property having a second bathroom. Just think of the benefits... no more arguing in the mornings with your partner or kids! Another great bonus is a second bedroom that really is a true double size. So, what about location? Well, you really are in one of the most sought after roads in Sutton for apartment living, centrally located, being within a short walk into town, with a vast selection of shopping facilities, restaurants and bars and mainline station whizzing you up to town in under half an hour! So, downsides? Well, if you consider the property also has a garage en-bloc, we're struggling to find any!

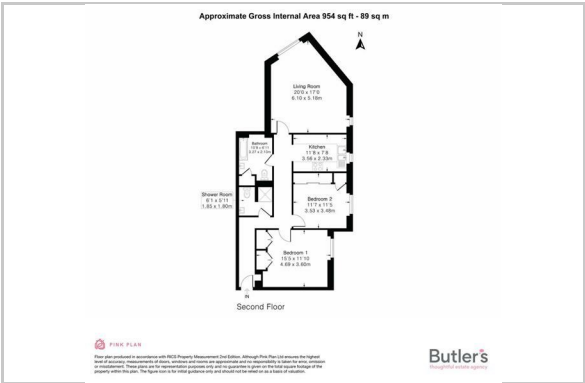


- SECOND FLOOR
- Garage En-Bloc
- Hallway
- Communal Grounds
- Living/Dining Room
- 20' x 17' maximum (6.10m x 5.18m maximum)
- Kitchen
- 11'8 x 7'8 (3.56m x 2.34m)
- Bedroom
- 15'5 x 11'10 maximum (4.70m x 3.61m maximum)
- Bedroom
- 11'7 x 11'5 maximum (3.53m x 3.48m maximum)
- Bathroom
- 10'9 x 6'11 (3.28m x 2.11m)
- Shower Room
- 6'1 x 5'11 (1.85m x 1.80m)
- OUTSIDE

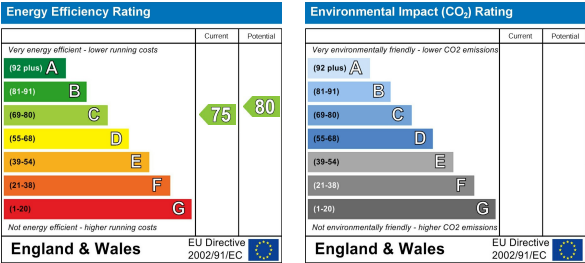
## Area Map



## Floor Plan



## Energy Efficiency Graph



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