



Jengar Close  
Sutton, SM1 4DX  
Guide price £230,000



# Jengar Close, Sutton, SM1 4DX

GUIDE PRICE £230,000 - £240,000 Nestled in a prominent and coveted position in Sutton, this spacious one bedroom first floor 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, as this is a well regarded development is incredibly well looked after, with communal grounds reaching around the building, which everyone will appreciate. What's more, the property is offered with no onward chain and in great condition inside, with a well appointed kitchen that has a fabulous amount of workspace for you to really cook up a storm in! This generous sizes are consistent throughout, with a fantastic bedroom with lots of space for your large wardrobes and bathroom which serves all of the rooms. But we are saving the best until last! The wonderful lounge is the 'jewel in the crown', a room that has ample space for you to not just relax in and catch up on a good book or some great TV, but also perfect for you to have your friends and family come over and entertain in, as the room can easily accommodate a dining area. Being on the first floor, you also benefit from fantastic private views from the large windows. 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 easy access to 3 train stations whizzing you up to London in under an hour door to door! The final piece of the jigsaw comes by the way of residents parking, a fantastic benefit for the lucky new owner!



## FIRST FLOOR

Hallway

Living/Dining Room  
15'5 x 11'5 (4.70m x 3.48m)

Kitchen  
10'1 x 7' (3.07m x 2.13m)

Bedroom  
12'3 x 9'10 (3.73m x 3.00m)

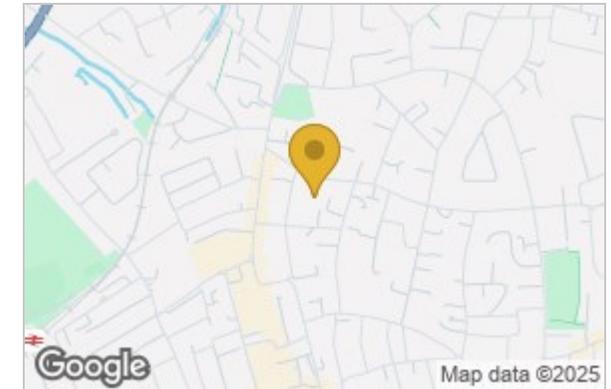
Bathroom  
8'4 x 4'10 (2.54m x 1.47m)

## OUTSIDE

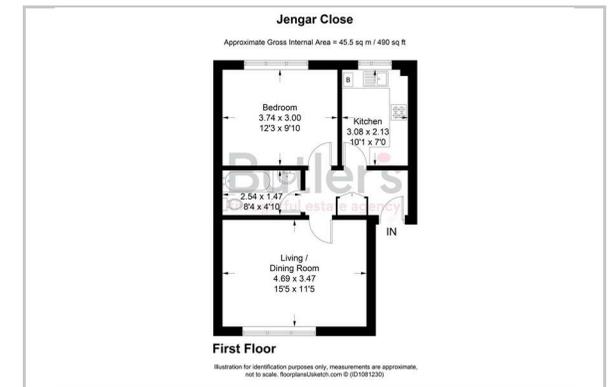
Residents Parking

Communal Grounds

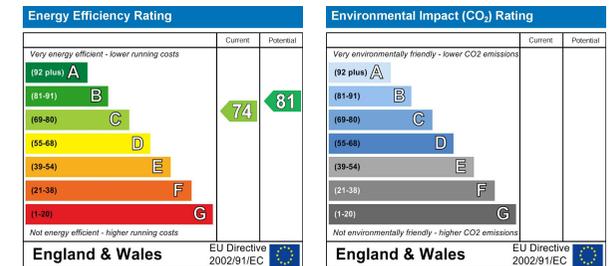
## Area Map



## Floor Plan



## Energy Efficiency Graph



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