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Grange Road

Sutton, SM2 6RR

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£350,000 - Leasehold - Share of Freehold

This charming first-floor apartment offers a delightful living experience. With two well-proportioned bedrooms, this property is perfect for individuals, couples, or small families seeking a comfortable home. The apartment features a spacious reception room, providing an inviting space for relaxation and entertaining guests.

One of the standout features of this property is the share of freehold, which offers a sense of ownership and stability. Additionally, the apartment comes with allocated parking, ensuring that you have a designated space for your vehicle, along with visitor parking for your guests' convenience.

The location on Grange Road is ideal, providing easy access to local amenities, transport links, and green spaces, making it a perfect spot for those who appreciate both convenience and tranquillity. This apartment is a wonderful opportunity for anyone looking to invest in a property that combines comfort, practicality, and a sense of community. Don't miss the chance to make this lovely apartment your new home.



THE PROPERTY

Grange Court offers a great opportunity for any purchaser seeking an apartment which requires little refurbishment. The property benefits from a fully fitted kitchen, dining area, two double bedrooms, modern bathroom and allocated parking.

OUTSIDE SPACE

There are well maintained communal gardens to both the front and rear alongside an allocated parking space and visitor parking.

LOCAL AREA

Locally, the area offers plenty for professionals, couples and families. Commuting is easy from the surrounding train stations at Sutton, Belmont and Cheam. Shopping facilities can be found in the nearby town centres of Sutton or further afield at Cheam, Epsom or Kingston-upon-Thames which can be accessed by car or the various bus routes nearby. Leisure facilities include tennis clubs, parks and fitness centres whilst schools in the London Borough of Sutton are sought after including Avenue primary (which is rated as outstanding), the Harris Academy and grammar schools at Nonsuch, Sutton Grammar and Wilsons. The M25 can be reached directly from the nearby A217 and offers the traveller easy access to Gatwick, Heathrow and the South Coast.

LOCAL SCHOOLS

Sutton High - Fee Paying - Ages 3 - 18
Sutton Grammer - State - Ages 11 - 19
Cheam High - State - 11 - 19
Cuddington Croft - State - 3 - 11
Avenue - State - 3 - 11 OUTSTANDING
Nonsuch Girls - Grammar - 11 - 19
Harris - Mixed State - 11 - 18

LOCAL TRANSPORT

Sutton Train Station provides excellent links direct into London in as little as 30 minuets
Bus Routes from Cheam Village -
151 - Wallington to Worcester Park.
213 - Kingston Tiffin Sch to Sutton.
SL7 - West Croydon to Heathrow
X26 - West Croydon to Heathrow Via Kingston
S2 - Epsom to St Helier
S4 - Waddon Marsh to Sutton
S2 - Epsom to St. Helier Hospital

BENEFITS

Close To Overton Park - Located in Affluent South Sutton - Close to Avenue Road School - Close To Harris Academy - Close to Bus Routes

WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

SERVICE CHARGES

Approx. £130pcm

COUNCIL TAX

Sutton Band C - £2,114.35 202/26/27











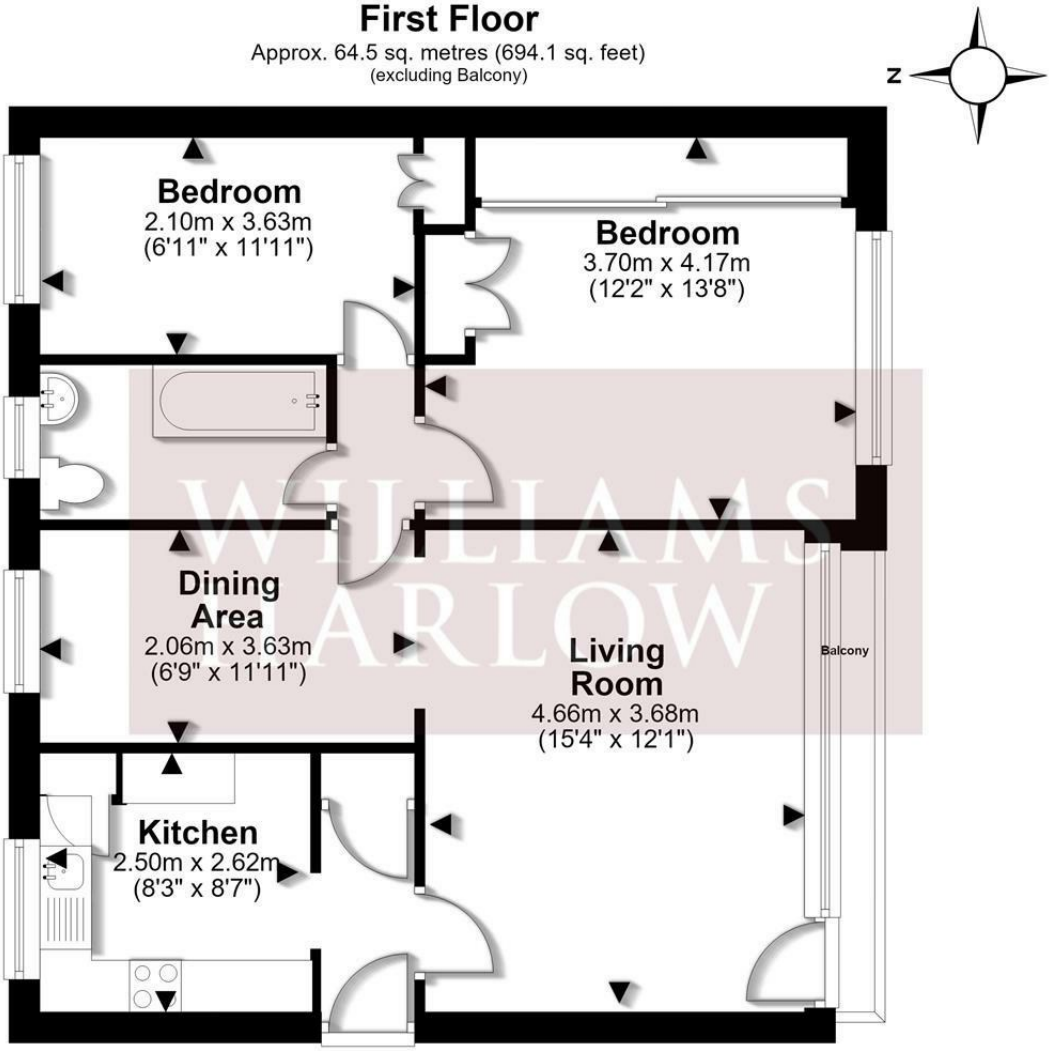






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Total area: approx. 64.5 sq. metres (694.1 sq. feet)



