

## Overton Road Sutton, SM2 6RB



Asking Price £210,000 - Leasehold

\*No onwards Chain\* This delightful first floor one bedroom apartment in Sutton offers a perfect blend of comfort and convenience. The property features a well-appointed reception room, providing a welcoming space for relaxation and entertaining. The bedroom is designed to be a tranquil retreat, ideal for unwinding after a busy day. The property benefits from both resident and visitor parking and is being sold with no onward chain.

One of the standout features of this apartment is its proximity to Overton Park, a lovely green space perfect for leisurely strolls or enjoying a picnic. Additionally, residents will appreciate the excellent transport links, with Sutton train station just a short distance away, offering direct access to London for those commuting to the city.

Sutton High Street is also nearby, boasting a diverse array of shops, cafes, and restaurants, ensuring that all your daily needs are met within easy reach. This apartment is an excellent opportunity for first-time buyers or those seeking a convenient rental in a vibrant community. With its appealing location and practical layout, this property is sure to attract interest. Don't miss the chance to make this charming apartment your new home.



## THE PROPERTY

A one bedroom apartment located near Overton Park with great access in to Sutton town centre and also Sutton train & bus station, offering direct public travel routes into and around London. The property also has the benefit of an Entryphone

## OUTDOOR SPACE

The property has a communal garden which can be shared by all and requires no manual upkeep as the homeowner.

## LOCAL AREA

Located on an affluent and popular road near Sutton town centre; the amenities are very sought after and include nearby trains, schools, shops and restaurants. Located near both Cheam and Sutton train stations, Cheam is a southern service and Sutton has additional Thameslink access and both stations are less than a 15 minute walk away.

## WHY YOU SHOULD VIEW

An inviting and easy property to get started on or invest in. The convenience of this one bedroom apartment is there is little upkeep with the property and the location will suit all whether you're a commuter or enjoy park walks through Overton Park.

## LOCAL SCHOOLS

Sutton High School - Aged 3 - 18

Cheam High School - Aged 11 - 19

Cuddington Croft Primary School - Aged 3 - 11

Avenue Primary School Aged- 3 - 11

Nonsuch Girls Grammar - 11-18

Overton Grange School 11 - 18

## LOCAL TRANSPORT

Cheam Train Station - London Victoria and London Bridge -

Southern Service - Circa 36 mins. Epsom - Circa 7 mins.

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

## FROM THE SELLER

This flat been rented throughout our ownership, giving tenants an excellent base from which to travel into London and beyond. Our current tenant has been there for nine years and has found the property ideal for this situation.

## WHY WILLIAMS HARLOW

From our prominent Banstead & Cheam Villages 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.

## LEASE

125 years from 1987 - 87 years remaining.

## GROUND RENT

£100 per annum until 2037

## MAINTENANCE CHARGES

Approximately £1327 per annum. Including Buildings insurance.

## COUNCIL TAX

Sutton BAND C

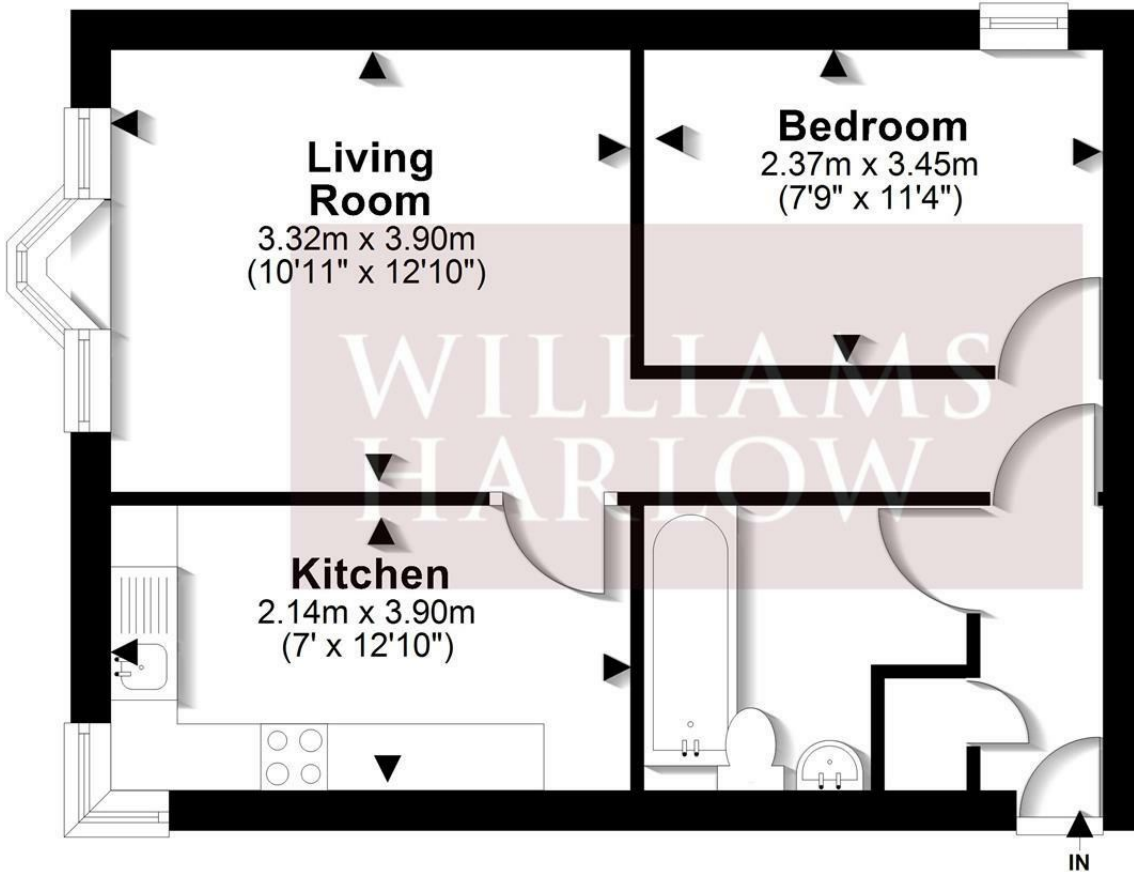
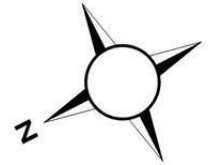


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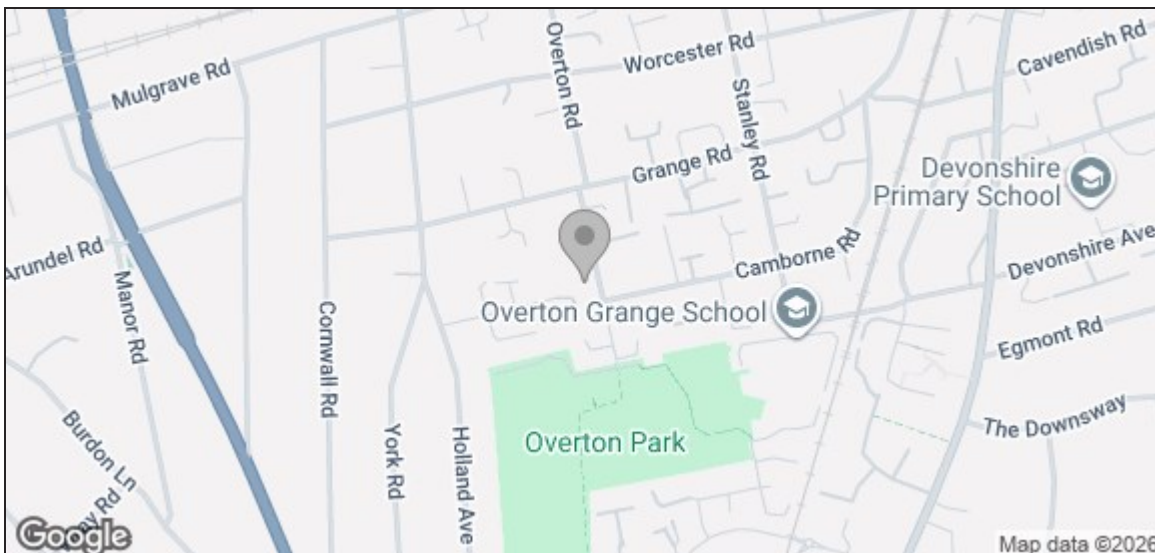
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## First Floor

Approx. 41.5 sq. metres (446.3 sq. feet)



Total area: approx. 41.5 sq. metres (446.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	