

Grange Road Sutton, SM2 6RR

£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

Band C - £2,114.35

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 Cheam, Belmont and Sutton. Shopping facilities can be found in the nearby town centres or further afield at Sutton, 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. Overton Road is a popular tree lined road, with Overton Park to one end and connecting roads to Sutton and Cheam the other, close to Avenue Primary school and Belmont Village with its train station linking London Victoria.

LOCAL SCHOOLS

Sutton High - Fee Paying - Ages 3 - 18

Cheam High - State - 11 - 19

Cuddington Croft - State - 3 - 11

Avenue (approx. 0.7 miles) - State - 3 - 11 OUTSTANDING

Nonsuch Girls - Grammar - 11 - 19

Harris (approx. 0.55miles) - Mixed State - 11 - 18

LOCAL TRANSPORT

Cheam Train Station - London Victoria and London Bridge -

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

Sutton Thames Link - Sutton to St Albans via City circa 40 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

S2 - Epsom to St Helier

S4 -Waddon Marsh to Sutton

S2 - Epsom to St. Helier Hospital

WHY WILLIAMS HARLOW

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SERVICE CHARGES

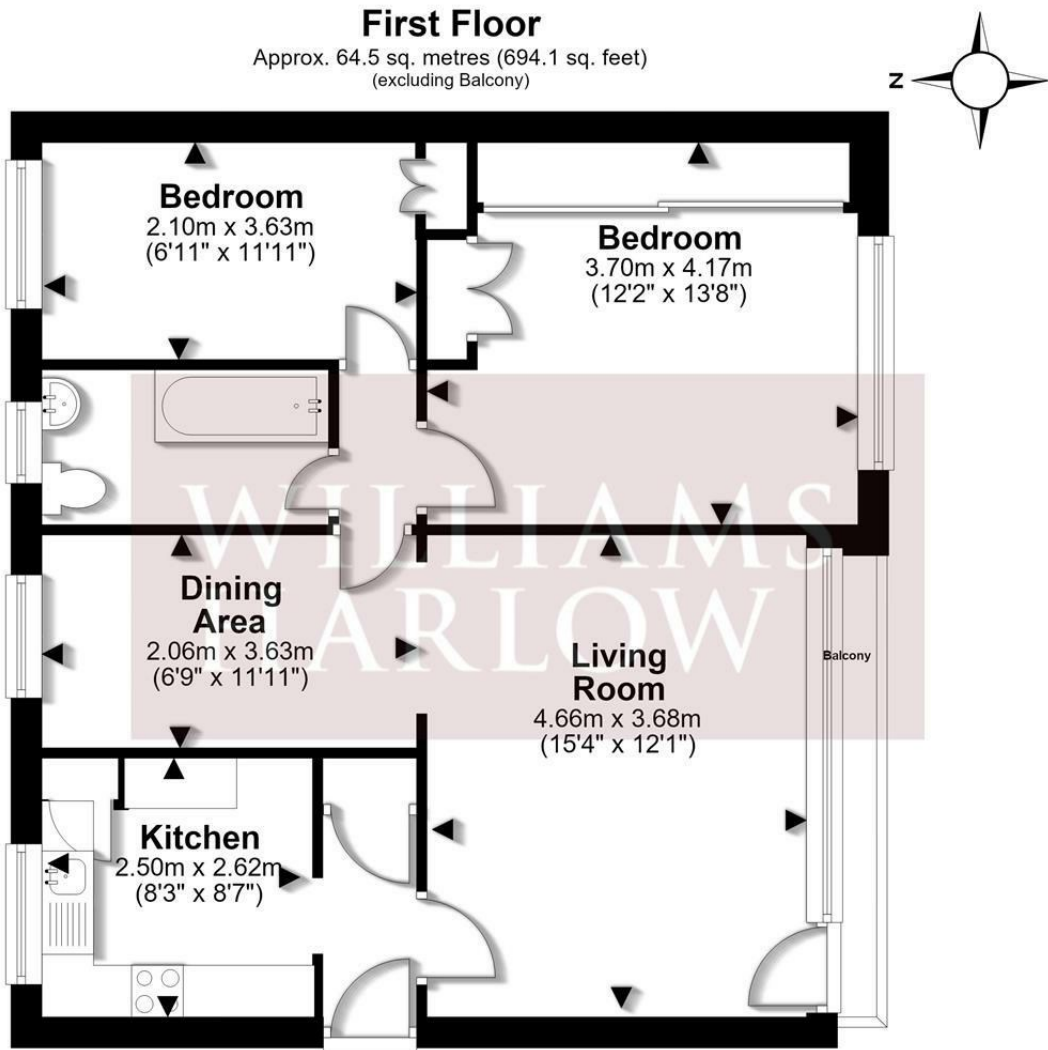
Approx. £130pcm

COUNCIL TAX

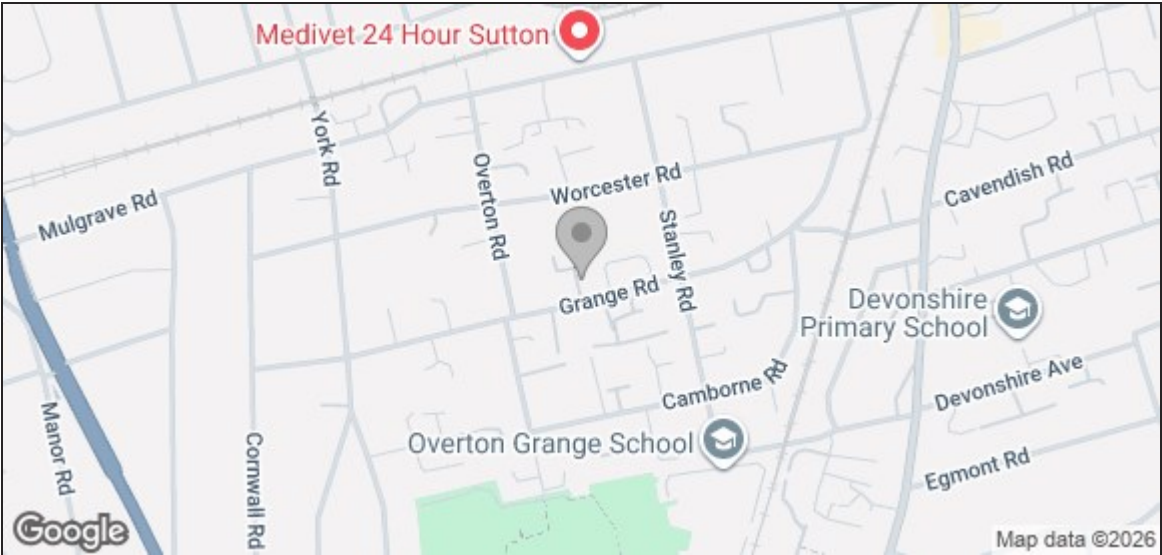


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Total area: approx. 64.5 sq. metres (694.1 sq. feet)



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	