



Homefield Park, Sutton, Surrey SM1 2DZ
£175,000 - Leasehold



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**WILLIAMS
HARLOW**



Located in Homefield Park, Sutton, this charming ground floor studio apartment presents an excellent opportunity for both first-time buyers and investors alike. With no onward chain, the property offers a seamless transition for those looking to make it their own.

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



THE PROPERTY

The studio is thoughtfully designed to maximise space and light, creating a welcoming atmosphere. Residents will appreciate the convenience of allocated parking, ensuring that your vehicle is secure and easily accessible.

One of the standout features of this property is the large, expansive communal gardens. These beautifully maintained outdoor spaces provide a perfect retreat for relaxation or social gatherings, enhancing the overall living experience.

Location is key, and this apartment does not disappoint. It is situated close to central Sutton, where you will find a variety of shops, cafes, and amenities to cater to your everyday needs. Additionally, the mainline station is within easy reach, making commuting to London and beyond a breeze.

This studio apartment in Homefield Park is a rare find, combining comfort, convenience, and a lovely community atmosphere. Whether you are looking to invest or seeking a new home, this property is well worth your consideration.

OUTDOOR SPACE

Parking allocated and attractive communal garden surrounding, which are accessed directly from the property. Should you want a spot for the morning coffee and just to fling open the doors and windows in summer then this is perfect.

THE AREA

Right in the heart of Sutton town centre, this property has access to all the shops, restaurants and trains within minutes. Sutton high is just across the road.

WHY YOU SHOULD VIEW

Whether you seek a property to live in or an investment for the future, this flat is excellently located and has the bones of something special. Ideal also for the rental investor and first time buyer alike. With no chain too

LOCAL TRANSPORT

Cheam Train Station - London Victoria and London Bridge -
Southern Service - Circa 36 mins. Epsom - Circa 7 mins.
West Sutton Train Stn: Thames Link, Sutton to St Albans Via City
Circa 40 Mins

Local Bus Routes:

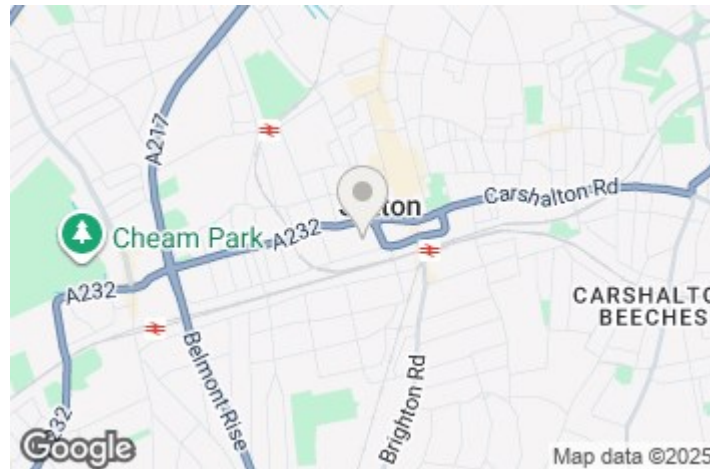
80 - Belmont Via Sutton to Morden Tube.
413 - Morden to Sutton
213 - Kingston To Sutton
151 - Wallington to Worcester Park

CHARGES

£965 every 6 months in service charge and £10 every 6 months for ground rent

WHY WILLIAMS HARLOW

From our prominent offices in Cheam and Banstead 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.



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HOMEFIELD PARK

APPROXIMATE GROSS INTERNAL FLOOR AREA: 314 SQ FT - 29.20 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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