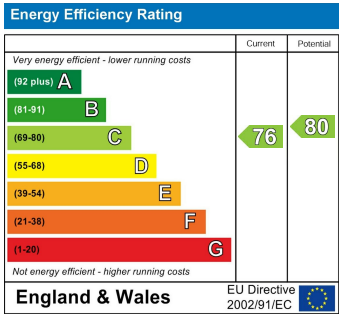
Kingswood Drive, South Sutton, SM2 5NT

Offers In Excess Of £175,000 - Leasehold

WILLIAMS HARLOW

Williams Harlow Cheam- We are pleased to present this one bedroom apartment located in the ever so desirable South Sutton area. It is walking distance away from Belmont Village and Belmont train and bus Station. This is perfect for first time buyers and investors alike and has the added bonus of a designated parking space and being offered with no onward chain.



The Property

Built within the mid 90's this relatively modern development is attractive and appealing. Easy to live with and in, it consists of hallway, double bedroom, bathroom, kitchen and reception room. Offering the ability to impress your own décor or inherit the neutral back drop that's already there.

Outdoor Space

Communal grounds and communal entrances provide access. Additionally the flat comes with its parking space and there is additional parking for visitors.

Local Area

Located minutes away from the desirable Belmont Village, with Sutton town centre a little further along, you are really nestled in some of the best neighbourhoods available locally. The area feels safe to walk around and is perfect for kids travelling to school. Having been a family area for so long, it has lots of amenities to hand to include parks, schools, shops and restaurants. Banstead, Epsom, Sutton and Carshalton are all within short driving distances. Belmont Village has its own high street complete with bakery, hairdressers, restaurants and bus terminals and train station.

Why You Should View

This is an easy purchase for the whole of market. First time buyer; its a solid entry to market, Investor; solid letting option.

Features

One Double Bedroom- Separate Kitchen- Parking Space- Fully Fitted Kitchen- Secure Intercom System

Benefits

Secure Intercom System- No Onward Chain- Fully Fitted Kitchen- Built in Storage- Designated Parking Space- Close to Belmont Village- Close to Overton Park- Close to Belmont Station

Local Schools

The Avenue – Mixed State – Ages 3 – 11
Barrow Hedges – Mixed State – Ages 3 – 11
Harris – Mixed Academy – Ages 11 – 19
Seaton House – Mixed Fee Paying – 2 – 11
Devonshire – Mixed – 3 – 11
Sutton Grammar- Ages 11-10
Sutton High- Ages 3-19

Local Transport

Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins.
Belmont Trains Station – London Victoria circa 50 mins.
Buses -
80 - Belmont Via Sutton to Morden Tube.
164 - Sutton to Wimbledon
280 - St Georges Tooting to Belmont Via Sutton
N44 - Trafalgar Sq to Sutton
S1 - Banstead to Mitcham via St Helier Hospital
S2 - Epsom to St Helier
S3 - Belmont to New Malden Via Sutton
S4 - Purley Way to Sutton Via Wallington

EPC AND COUNCIL TAX

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Lease Lengths and Costs

86 Years left on lease
Ground Rent- £125 per annum
Annual Service Charge- £1322

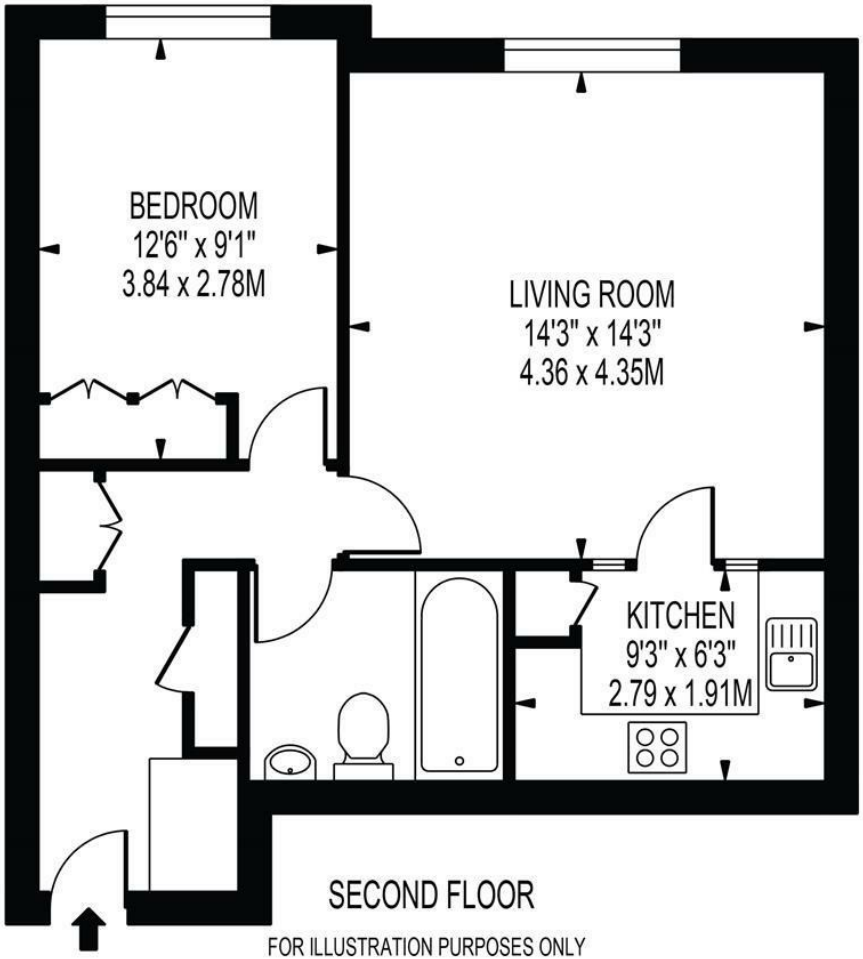
Why Wiilliams Harlow

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.

Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

KINGSWOOD DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: **517 SQ FT - 48.05 SQ M**



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