Overton Road, Sutton,

Offers In Excess Of £300,000 - Leasehold

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WILLIAMS HARLOW

A well-presented ground-floor apartment extending to over 700 sq ft, offered in move-in-ready condition with neutral décor throughout. The accommodation comprises two double bedrooms, a spacious hallway, a living/dining room, a bathroom, a separate WC, and a fitted kitchen. Further benefits include a private garage and well-maintained communal gardens.

The Property

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Outdoor Space

Well kept communal gardens and garages to the rear of the development, To front there is on street 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.

Why You Should View

A great value spacious ground floor apartment with a long lease and garage walking distance to Overton Park.

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

Features

Generous room sizes with two good-sized bedrooms
Bright and spacious lounge/dining area
Well-maintained purpose-built development
Desirable South Sutton location
Walking distance to Sutton town centre and rail stations
Excellent local schools and amenities nearby

Benefits

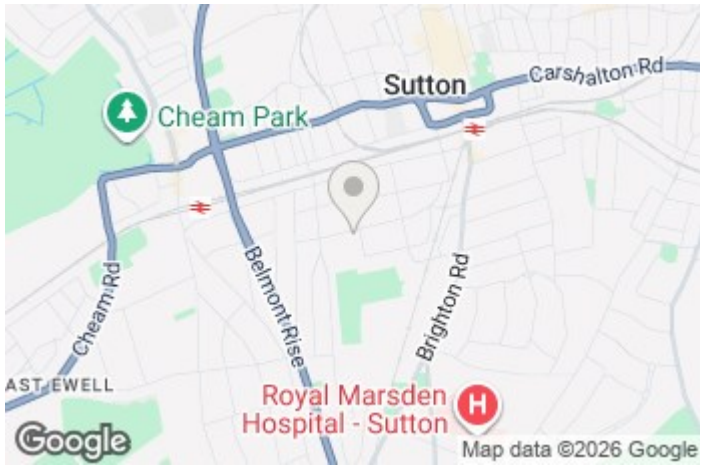
Close To Overton Park - Located in Affluent South Sutton - Close to Avenue Road School - Close To Harris Academy - Close to Bus Routes

Lease and Costs

Lease - 935 years
Service Charge- £1777.64

Council Tax and EPC

Band C and C



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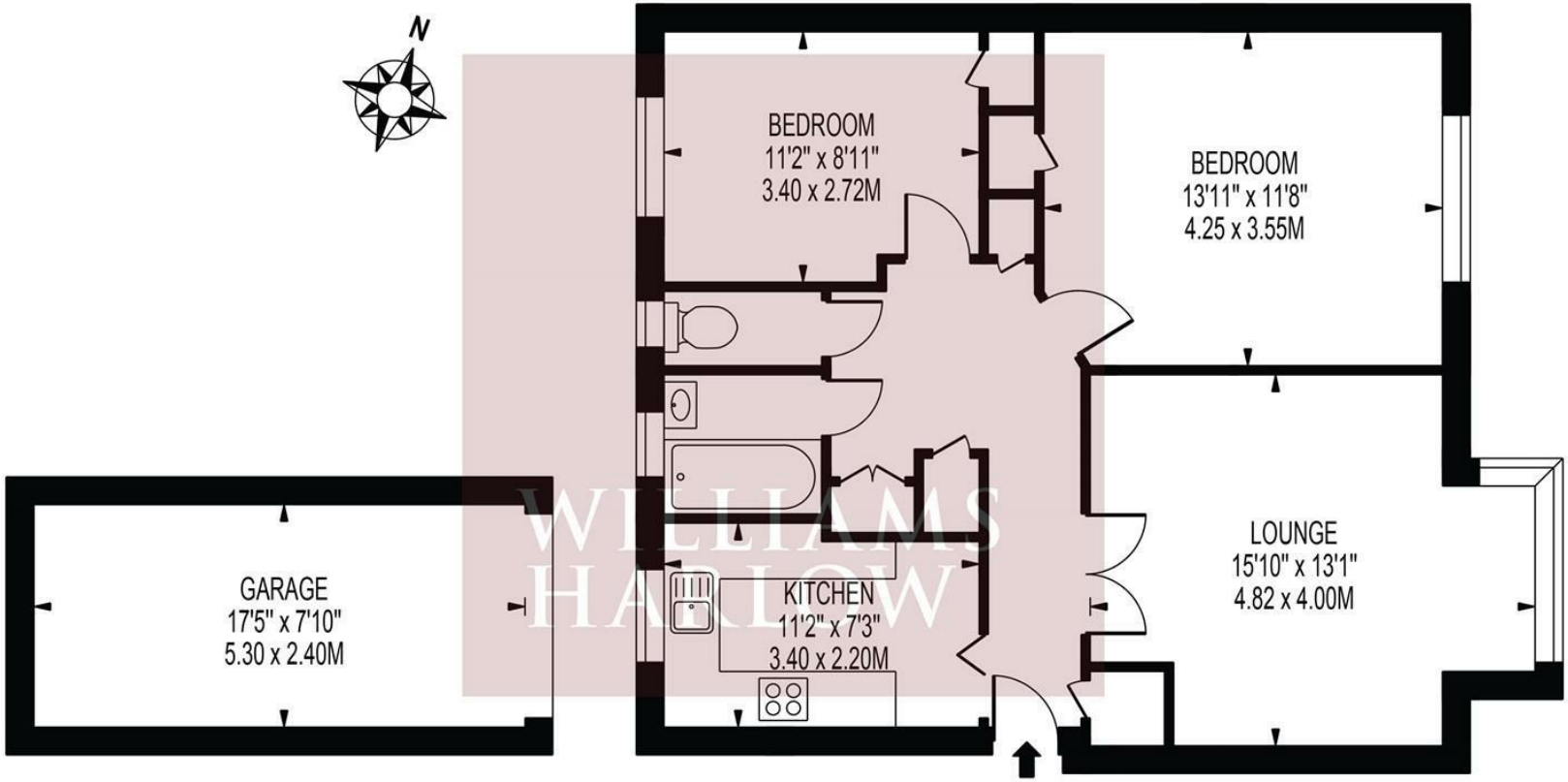
LYNDHURST COURT

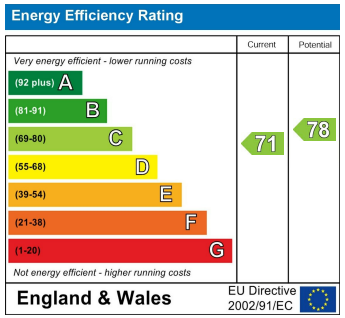
APPROXIMATE GROSS INTERNAL FLOOR AREA: **708 SQ FT - 65.76 SQ M**
(EXCLUDING GARAGE)
APPROXIMATE GROSS INTERNAL AREA OF GARAGE: **137 SQ FT - 12.72 SQ M**



GROUND FLOOR

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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