



Grange Road, South Sutton,  
Offers Over £255,000 - Leasehold



**WILLIAMS  
HARLOW**











Williams Harlow Cheam – An uncomplicated ground floor flat in a modern South Sutton development. Excellent as a first time buy or investment, its offered without an onward chain. Ready to view.

## The Property

Neutral décor and with access directly out onto the communal gardens this property really stands out for the right reasons. Accommodation includes large lounge, double bedroom with fitted storage, separate kitchen and bathroom. Its really easy to live with and within.

## Outdoor Space

Located upon a pretty road which is close to Sutton town centre and train station. With both front and rear gardens with parking onsite, it's a handsome and attractive development.

## Local Area

Located on an affluent and popular road between Sutton town centre and Cheam; the amenities are very sought after and include nearby trains, schools, shops and restaurants. Equidistant between Cheam and Sutton train stations, Cheam is a southern service and Sutton has additional Thameslink access. Both can be walked in under 15 minutes.

## Why You Should Buy

Downsize, enter the property market or invest; this property is a first class option.

## Features

One Bedroom – Spacious Lounge – Ground Floor – Long Lease – Communal Gardens – Parking – Separate Kitchen – Direct Access to Rear Gardens

## Benefits

Walk To Sutton Town Centre And Train Station – No Onward Chain – Neutral Décor -

## 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

S4- Waddon Marsh to Sutton Marshalls Road

## Local Schools

Sutton high - fee paying - ages 3 - 18

Cheam high - state - 11 - 19

Cuddington croft - state - 3 - 11

Avenue - state - 3 - 11

Nonsuch girls - grammar - 11 - 19

Glyn - boys state - 11 - 18

## EPC AND COUNCIL TAX

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## Lease and Costs

Lease= 154 years

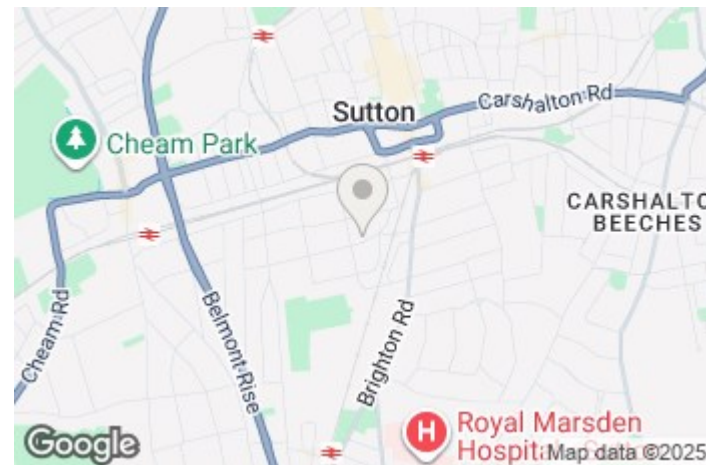
Maintenance Charges- £1231

Peppercorn Ground Rent

## Why Williams 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.



Cheam Office

Call: 020 8642 5316

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SM3 8BH

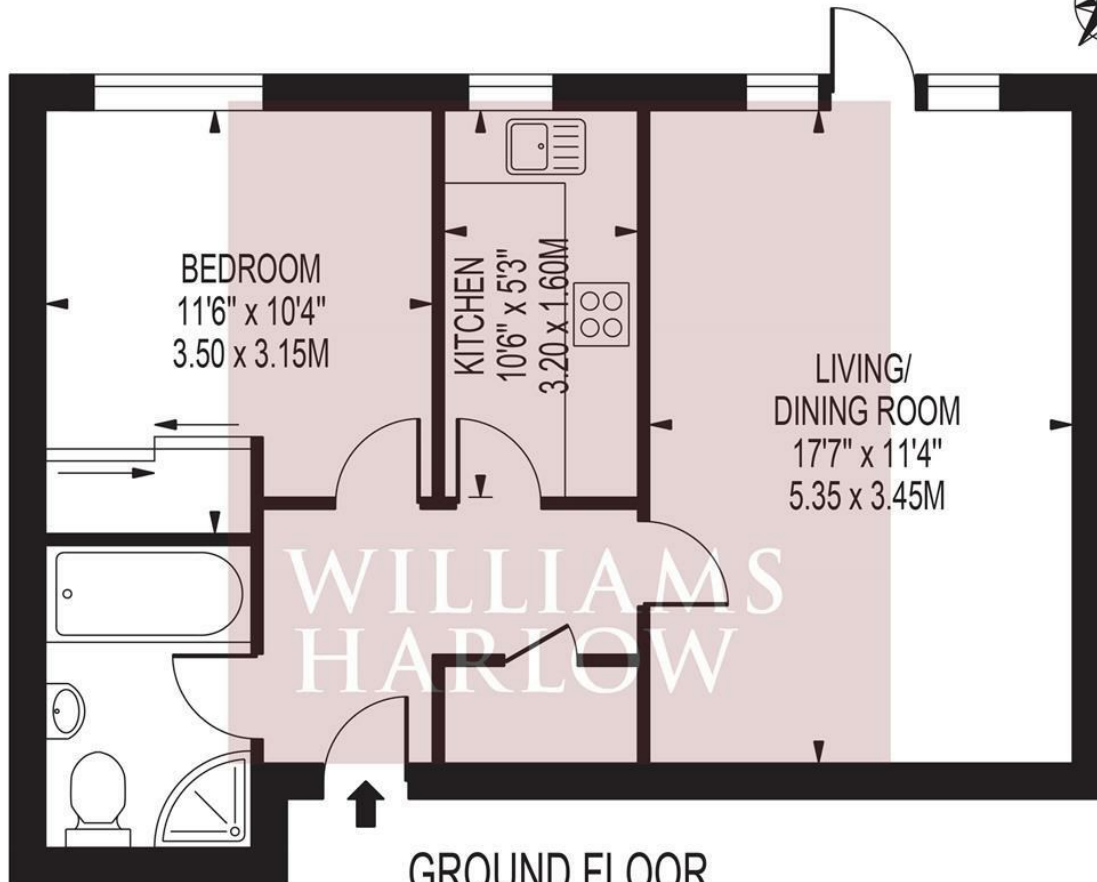
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## GRAYSHOTT COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 507 SQ FT - 47.09 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	75
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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