

**WILLIAMS  
HARLOW**

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## Glyndale Grange Sutton, Surrey SM2 6LP

WILLIAMS HARLOW ESTATE AGENTS IN CHEAM ARE PLEASED TO OFFER THIS two double bedroom ground floor spacious apartment located in this popular and very convenient residential road which is situated in the sought after 'South Sutton' area. It is a mere stroll into Sutton High Street giving easy access to the many shops, bars and restaurants that the area has to offer, as well as superb transport links to London Victoria and London Bridge in under 40 minutes. There are many popular schools in the area including Sutton High and Homefield Prep. The property has a garage en block and a long leasehold

£335,000 - Leasehold



## COMMUNAL FRONT DOOR

Security entry phone system, leading to communal hallway and stairs to upper floors.

## PRIVATE FRONT DOOR

Leading to:

## ENTRANCE HALL

2 x storage cupboards.

## LOUNGE

4.62m x 3.33m (15'2 x 10'11)

Rear aspect double glazed window. Radiator.

## KITCHEN

3.86m x 2.13m (12'8 x 7'0)

Rear aspect double glazed window. Fitted wall and base units, plumbing for washing machine, breakfast bar.

## BEDROOM ONE

4.85m x 3.35m (15'11 x 11'0)

Front aspect double glazed window, radiator.

## BEDROOM TWO

3.63m x 3.05m (11'11 x 10'0)

Front aspect double glazed window, radiator, large built in wardrobe.

## BATHROOM

2.74m x 1.83m (9'0 x 6'0)

Frosted double glazed window, wall heated radiator, bath with shower, pedestal wash hand basin, low level WC.

## OUTSIDE

Front and rear communal gardens which are laid to lawn with herbaceous borders.

## GARAGE

En block located to the rear.

## PARKING

Six visitor parking bays located near garages.

## LEASE

Approximately 133 years remaining.

## SERVICE CHARGE

£1200 approximately including buildings insurance.

## GROUND RENT

£17.00 approximately

## COUNCIL TAX

Sutton Council - Band: C £1,718.33 2022-23



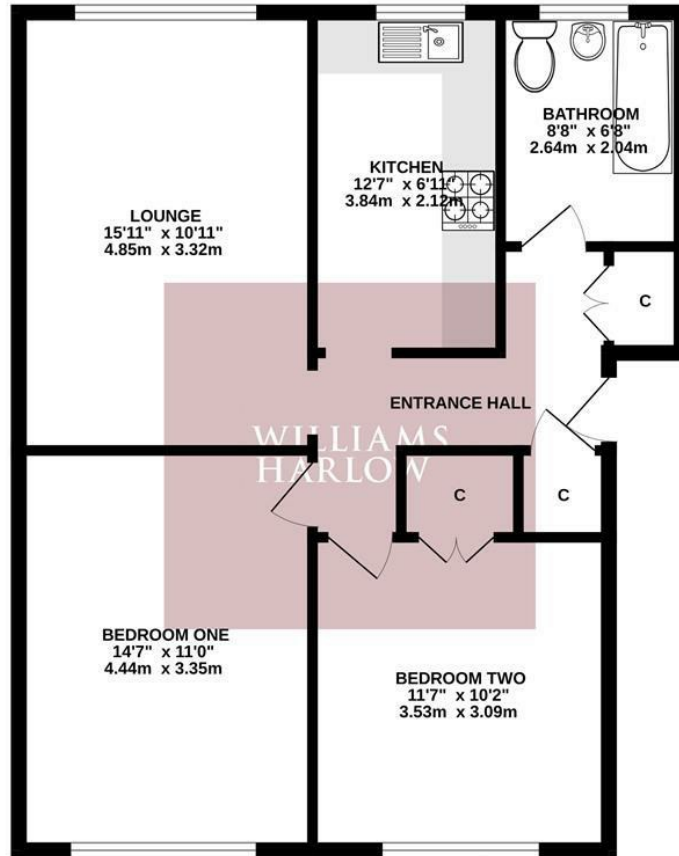




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**GROUND FLOOR**  
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA: 710 sq.ft. (66.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	