



Aysgarth Court, Sutton Common Road, Sutton, Surrey SM1 3HL

Guide Price £299,995 - Leasehold



**WILLIAMS
HARLOW**



Williams Harlow Cheam- We are pleased to present a well maintained two double bedroom apartment to market. Situated on the ground floor of a purpose built block, located a short distance from Sutton Common Train Station and the town centre.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 77 |
| (55-68) | D | | |
| (39-54) | E | 52 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



The Property

A spacious 2 bedroom apartment which spans a generous 600 sq ft this property consists of two good sized double bedrooms a modern, contemporary bathroom, a well proportioned fully fitted kitchen and a light and airy lounge with wood laminate flooring throughout overlooking the quaint communal gardens.

Outdoor Space

Communal grounds and communal entrances provide access.

The Area

The nearest train station is Sutton Common which is right on your doorstep. With great amenities on hand such as the Sutton Sports Village and Rosehill Park nearby and Sutton's comprehensive High Street. There is great local schools nearby which include Greenshaw High School and Glenthorne High School being only a short walk way, as is All Saints Benhilton and a little further on you will find Sutton Grammar.

Why You Should View

If your looking for a property with great travel links and close to a town centre look no further with Aysgarth Court with the unrivalled convenience for everyday commuters of being only a walk away from Sutton Common Train Station and close to Sutton Town Centre. Alternatively if your looking for a secure investment this property offers that as well being a perfect buy to let.

Don't miss out and call us now to arrange your viewing.

Local Schools

Glenthorne High School- State- Mixed- Ages 11-19

Greenshaw - State- Mixed - Ages 11 - 18

Benhilton All Saints – State - Mixed - 3 - 11

Sutton Grammar – Grammar - 11 - 18

Nonsuch - Girls - Grammar - 11 - 19

Manor Park Primary - Mixed - State - 3 – 11

Local Transport

Sutton Common Station- 0.1 miles

Sutton (Surrey) Station 0.9 miles

Local Bus Routes:

80 - Belmont Via Sutton to Morden Tube.

S3- Belmont Station to Malden Manor Station via Sutton Common Station

470- Colliers Wood Station to Sutton Station via Sutton Common Road

164 – Wimbledon to Sutton

SL7 – Superloop bus route to Heathrow

213 - Kingston to Sutton

407 - Caterham to Sutton

Lease and Costs

Lease approximately 144 years

Ground Rent £20 per annum

Service Charge- £1600 per annum

Parking

Communal Parking, However you can get an on street parking permit from the council which is approximately £50 per annum

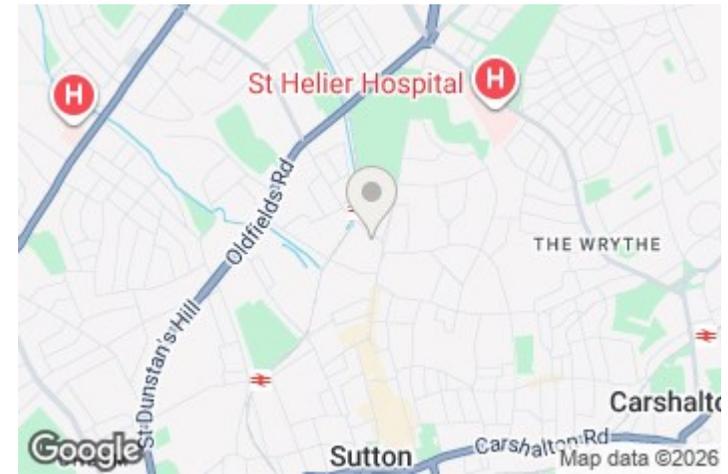
EPC AND COUNCIL TAX

E AND C

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

5 The Broadway, Cheam, Surrey,

SM3 8BH

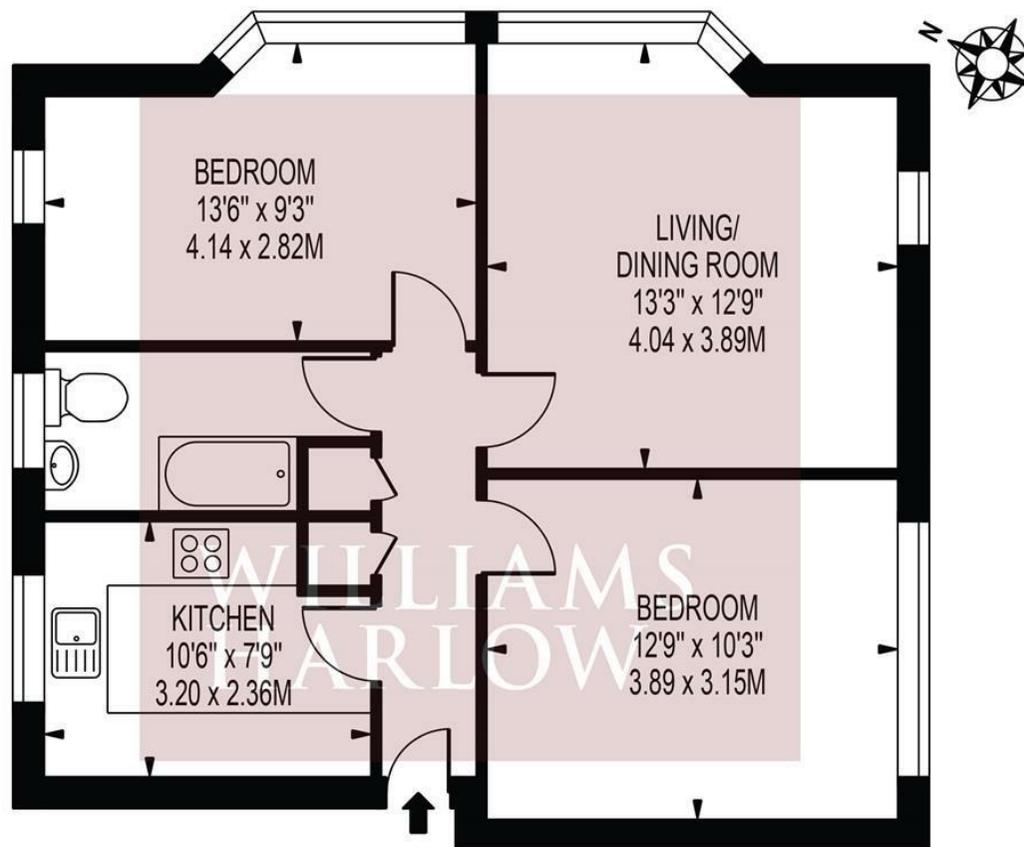
cheam@williamsharlow.co.uk

www.williamsharlow.co.uk

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.

AYSGARTH COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 600 SQ FT - 55.70 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.

**WILLIAMS
HARLOW**