

# Kennedys'

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5, Turnpike Lane  
Sutton  
SM1 4ET

Top Floor Apartment on Turnpike Lane recently redecorated and set within the Water Gardens development which is superbly connected to Sutton Mainline Station and Sutton High Street with bus links close by and all sorts of amenities, restaurants and gyms within easy reach. If being close to a school is a priority then this apartment is located just around the corner from Manor Park Primary, arguably one of Sutton's most popular primary schools.

£299,950



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- 2 Bedroom Top Floor Apartment
- Entry Phone Security
- A corner away from Manor Park Primary School
- Excellent Bus links
- Ideal First Time Buyer
- Recently decorated & New Carpets throughout
- Allocated Car Parking Space
- Sutton BR Mainline Station 0.5 mile
- No Onward Chain
- Suit Buy To Let Investors







# PROPERTY DESCRIPTION

Kennedys are delighted to offer to market this recently refurbished and spacious second floor, two bedroom apartment, close to the centre of Sutton.

Affording good size and well-proportioned accommodation, the apartment comprises of a welcoming entrance hall, a large living / dining room and a well equipped kitchen with an opening so you can prepare meals whilst seeing through into the lounge / diner. The large bright windows at the front of the apartment overlook the treelined skyline, two good sized bedrooms and the family bathroom located towards the rear of the building.

This apartment is being sold vacant and with no onward chain, other benefits include, new carpet and decor throughout, access to the attic, large airing cupboard. Outside there is an allocated parking space, dedicated bin store and well maintained communal areas and surrounding gardens.















# PROPERTY DESCRIPTION

Key features include;

Top Floor Apartment with Entry Phone Access

The property has been refurbished to an excellent standard which includes redecorating and new carpets throughout.

Kitchen includes washing machine, electric hob/oven and fridge freezer with excellent worktop space for food preparation

Open Hatch in Kitchen/ Dining area for socialising and visibility whilst preparing meals

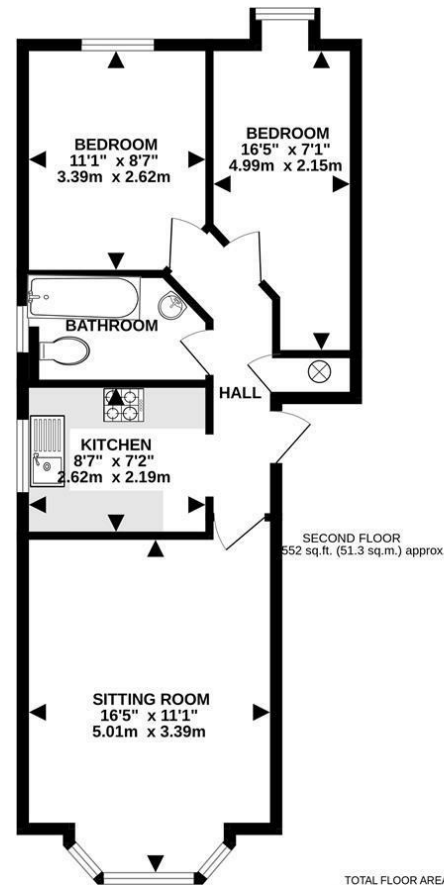
One of the bedrooms has fitted wardrobes

Access to Loft Space with pull down loft ladder

Other benefits include Electric Central Heating and double glazing and tumble dryer installed in water storage cupboard in hallway.

This apartment would make an ideal first time purchase or buy to let investment - Sutton mainline br station is only half a mile away. The shopping and recreational facilities of Sutton town centre are close at hand (0.25 miles), with Sutton Grammar School for Boys & Manor Park Primary located right on your doorstep. There is a nearby park (Manor Park) plus a selection of family run cafes and a lovely village bakery.

Viewing of this spacious and well located apartment is highly recommended. If you would like further information or would like to book a viewing please contact Martin Buhagiar - 07795460499



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>	51	56
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

# 5, Turnpike Lane, Sutton

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold  
EPC RATING: E  
COUNCIL: Sutton  
TAX BAND: C

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