



**Albion Road, Sutton SM2**

**£325,000**



**Leasehold | EPC rating: C**

- Delightful 2-Bed Ground Floor Flat
- Convenient & Tranquil South Sutton Location

- 2 Comfortably sized Bedrooms
- Excellent Schools, Transport Links & Local Amenities

**BELVOIR!**

Property is personal

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## Description

NO CHAIN!!!

Nestled in the heart of this desirable tree-lined area of South Sutton, is a delightful 2-bedroom ground floor flat which invites you to experience comfortable and convenient living in a well-maintained residential block. This prime location combines the tranquillity of a residential area with close proximity to local amenities. Enjoy the convenience of being just moments away from Sutton High Street with its vibrant shopping centres, restaurants, outstanding schools, parks, the Train Station and excellent transport links.

This flat comprises of two well-proportioned bedrooms, each providing ample space for rest and relaxation. It boasts a spacious and versatile living area. Natural light floods the interior, creating an inviting atmosphere. The kitchen which overlooks the rear communal gardens, is both functional and equipped with modern, essential appliances. The property is presented in good condition, showcasing a well-maintained interior that radiates warmth and cosiness. The hallway has ample storage and a layout that caters to the needs of a growing family.

The property benefits from well-kept communal areas, secure entry, parking and surroundings, reflecting a sense of community pride and enhancing your overall living experience.

Currently tenanted, this home is an excellent opportunity for those seeking a harmonious blend of location, condition, and comfort. Whether you're a first-time buyer, downsizer, investor or a growing family, this property is sure to captivate you. To experience the charm of South Sutton living, contact us today to arrange a viewing. This could be the perfect place to call home!

## Photographs



# Rooms

## MAIN BEDROOM

3.56m x 2.94m (11'8" x 9'7")

## BEDROOM 2

2.88m x 2.71m (9'5" x 8'11")

## RECEPTION

5.78m x 4.00m (19'0" x 13'1")

## KITCHEN

2.40m x 2.19m (7'11" x 7'2")

Map

Map

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Floorplan

BELVOIR

Albion Road, SM2

LANDSCAPE FRONT: 130.27m

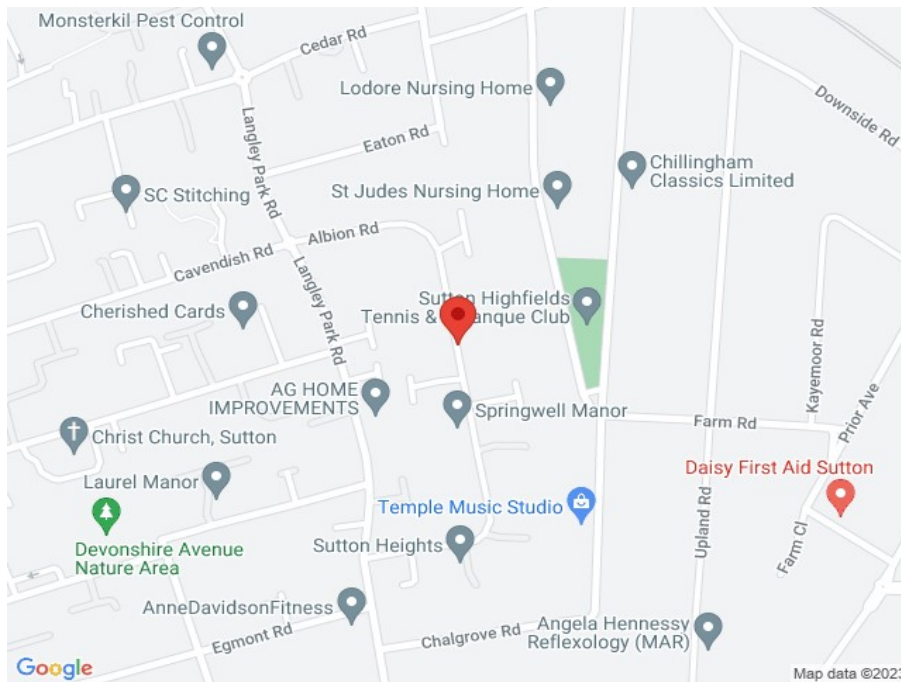
GROSS INTERNAL AREA

56.70 sqm / 610.31 sqft



 www.spec.co.uk Measurement of the finished 56.70 sqm / 610.31 sqft	 RICS MEASUREMENT AND VALUING REGULATED AND QUALITY ASSURED 56.77 sqm / 610.76 sqft	 ADDITIONAL STRUCTURAL FEATURES None shown on this plan	 BEDROOMS/NO. OF BEDS 2/2
		<small>Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and graphics are illustrative only and excluded from all price calculations. Size to housing, garden is not set out precisely. All measurements shown are the individual room lengths and widths, not the maximum points of measurement assumed in the plans.</small>	<small>www.belvoir.co.uk 56.70 sqm / 610.31 sqft area in brackets: 56.00 sqm / 600.63 sqft area: 59.00 sqm / 636.00 sqft</small>

# Map



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