



8 Deacon House Station Road, Sutton, SM2 6DF



Guide price £89,950

WH WATSON HOMES
Estate Agents

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Watson homes are pleased to offer this one bedroom first floor Retirement flat in a pretty village location with good local shops , café's , Restaurants & BR Station on the doorstep. Easy access to A217 & M25 for visitors. The Property benefits from a lounge/diner with access to its own balcony, a fitted kitchen, a double bedroom with fitted wardrobes and cupboards, a spacious shower room, economy 7 storage heating, a communal lounge and laundry room, both with direct access to communal grounds and a drying area and a guest suite. *NO ONWARD CHAIN*

Accommodation
COMMUNAL ENTRANCE :- ENTRY PHONE SYSTEM

Carpeted with double door to communal hallway. Stairs & Lift to first floor

HARDWOOD FRONT DOOR :-

ENTRANCE HALLWAY
Spacious cloaks/storage cupboard, cupboard housing hot & cold water tanks, coved ceiling, smoke alarm, wall mounted DIMPLEX storage heater, newly fitted carpet.

LOUNGE
Coved ceiling, wall mounted DIMPLEX storage heater, telephone & radio point, wall mounted entry phone, television aerial point, newly fitted Grey carpet, double glazed doors to BALCONY.



KITCHEN (10'3 x 5'2) 3.14m x 1.58m
narrowing to (3'7) 1.13m

Fitted with range of eye and low level units, roll top work surfaces, one and a half bowl stainless steel sink unit with mixer tap, electric cooker, fridge, part tiled walls, vinyl flooring, strip lighting, wall mounted Dimplex electric heater, double glazed window.

DOUBLE BEDROOM

Wall mounted DIMPLEX storage heater, double glazed window, built in wardrobe cupboard with hanging rail, newly fitted grey carpet, double glazed window.

SHOWER ROOM/W.C.

White suite comprising corner shower cubicle with Triton electric shower, pedestal wash hand basin, low flush wc, extractor fan, wall mounted Dimplex electric heater. Vinyl flooring.

COMMUNAL FACILITIES:

Communal lounge & Laundry both with access to Garden, Guest suite

OUTSIDE :-

Well maintained rear communal garden with seating area, drying area.

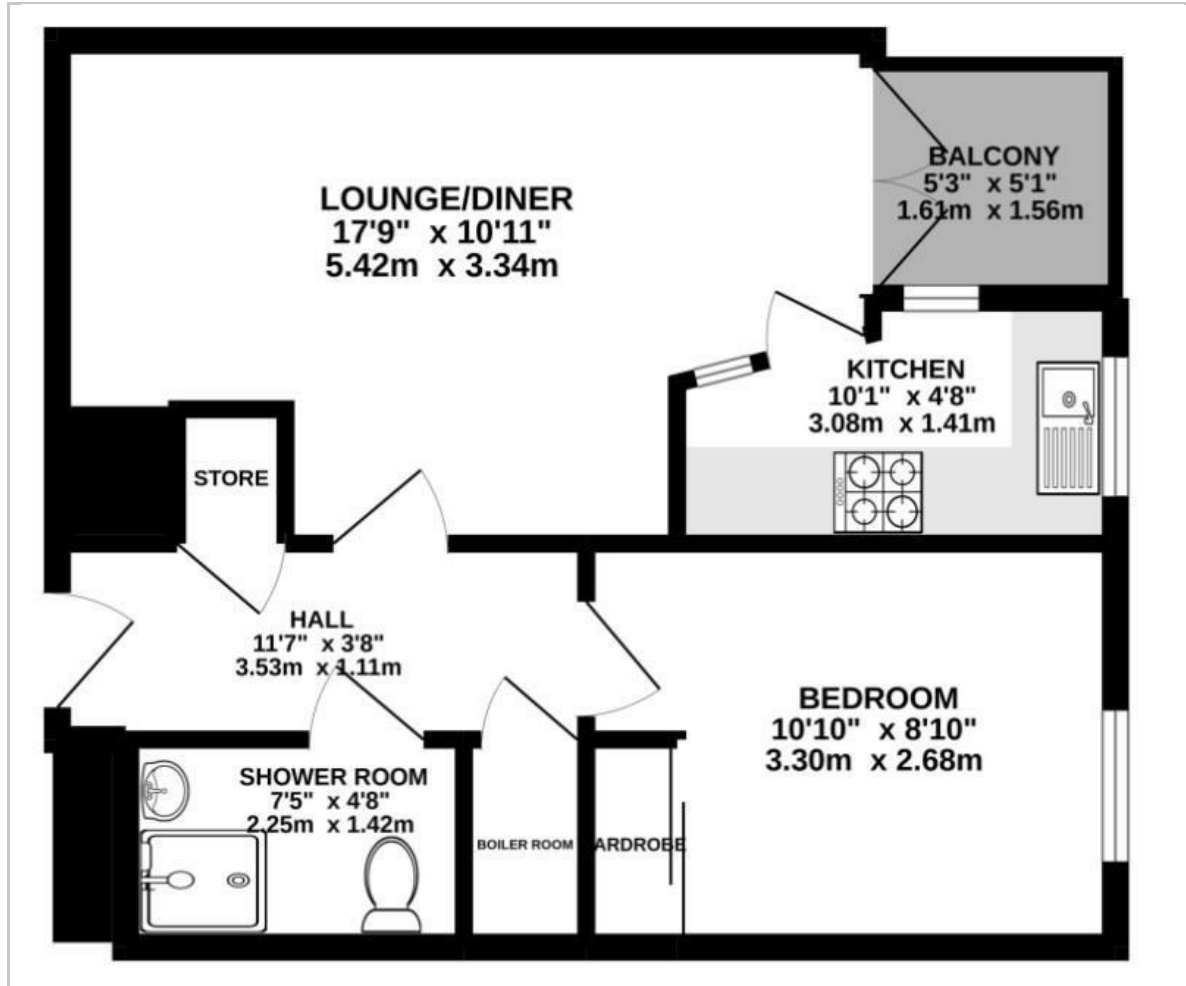
UNDERCOVER PARKING

Lease :- 92 Years remaining (125 years from August 1989)

Service charge :- Currently £343.29 per month

Council tax band * C *

Floor Plan

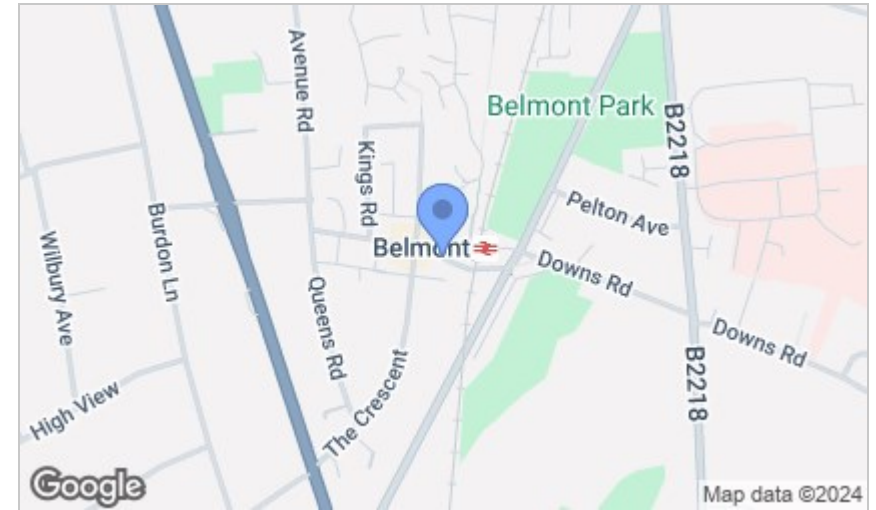


Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

