



10 Ambrook Court, 18 Kings Lane, Sutton, Surrey, SM1 4PB

Guide price £300,000



WH WATSON HOMES
Estate Agents

18 Kings Lane, Sutton, SM1 4PB

Overview

Situated in the desirable area of Kings Lane, Sutton, this exceptional Penthouse apartment is a rare find in today's market. Part of a select gated development, this property offers a unique blend of comfort and modern living.

Upon entering, you will be greeted by a spacious open plan lounge and dining area, seamlessly integrated with a fitted kitchen, perfect for entertaining or enjoying a quiet evening at home. The apartment boasts a generously sized double bedroom, providing a peaceful retreat, along with a stylish en-suite bathroom that features contemporary fixtures and finishes.

One of the standout features of this property is that it occupies the entire top floor of the block, ensuring privacy and tranquillity. The location is particularly advantageous, with two railway stations, Carshalton Beeches and Sutton, just a short distance away, offering excellent transport links to London.

Properties of this calibre are seldom available, making this an opportunity not to be missed. Whether you are a first-time buyer or looking to downsize, this apartment is sure to impress. We encourage you to call us now to arrange a viewing and avoid disappointment.

Please call Watson Homes now to secure your viewing appointment

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Accommodation

Door entry phone system to...

Communal Entrance Hall
Stairs to 3rd floor. Front door.

Main living area
Spacious double aspect room with two double Velux windows both with fitted blinds, double storage cupboard housing hot water tank, laminate flooring throughout, ceiling downlights.

Kitchen area
Granite work surfaces with high gloss cupboard and drawers below with matching wall units, space for fridge and freezer, built-in under counter oven and electric hob with glass and chrome extractor hood above, stainless steel under sink with modern chrome tap.

Bedroom
Built-in mirrored wardrobe with hanging and storage above also housing fuse board. Double Velux window to side. Wall mounted heating controls (ESWA thermostat control).

Bathroom
Modern white three-piece suite comprising double ended large panel enclosed bath with centre bath filler and wall mounted chrome shower and tap plates, wall hung wash hand basin with modern chrome mixer tap, low-level WC with concealed cistern and pushbutton flush, chrome radiator/towel rail, mosaic tiled walls with feature tiled panels, matching Mosaic tiled floor, halogen downlights, extractor fan, large walk-in eaves storage cupboard/utility area with space and plumbing for washing machine.

Communal gardens
Private communal gardens

Allocated Parking Space

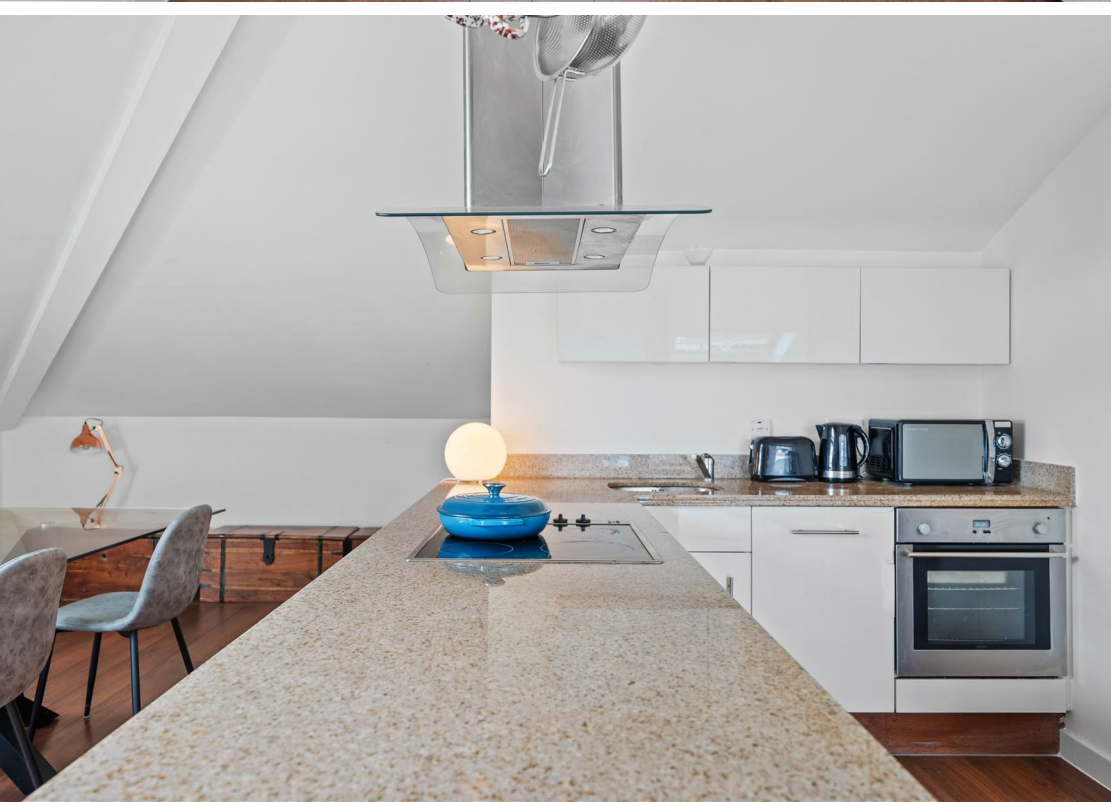
Furniture, Fixtures and Fittings
The owner has expressed a willingness to negotiate the following furniture with the sale:- Double Bed, Dining Table, Bathroom Storage Units.

BUYER’S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a

charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

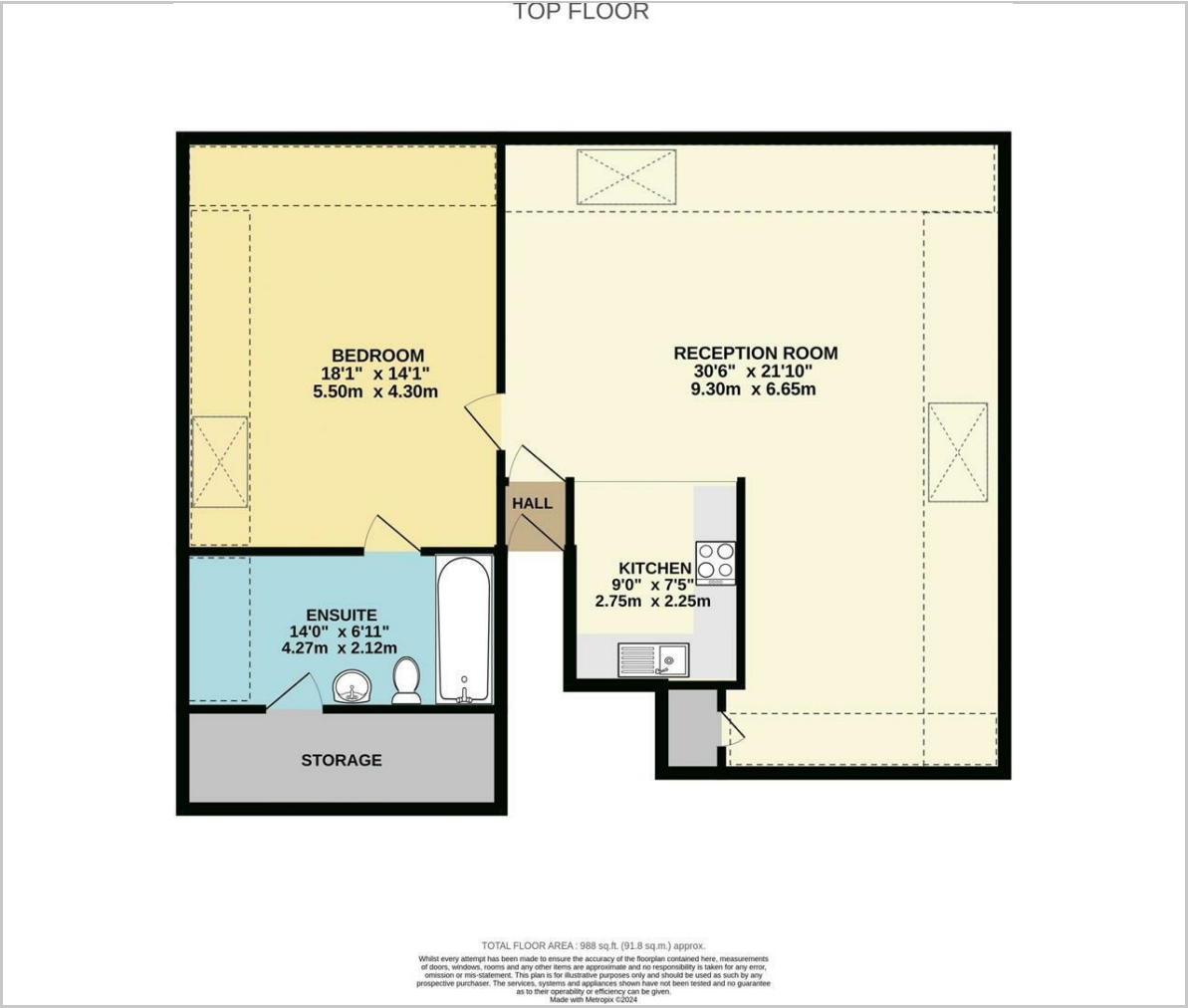




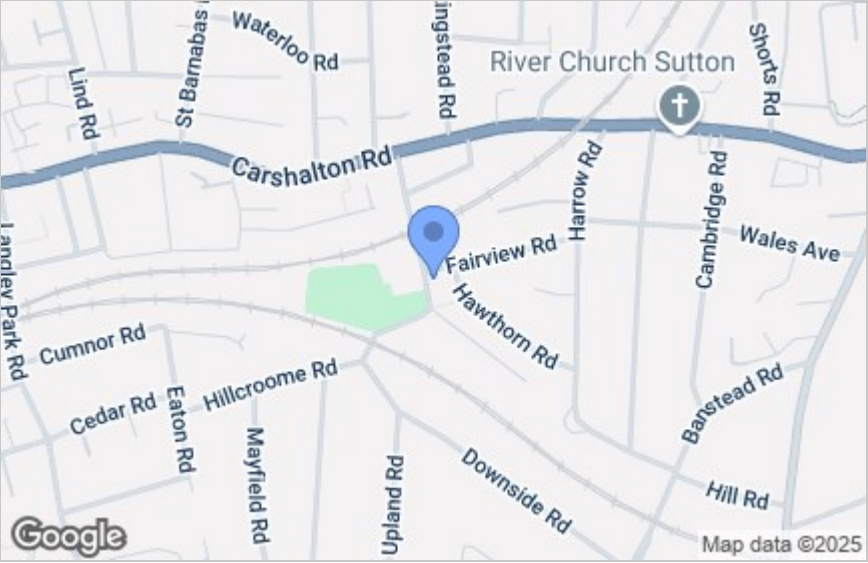




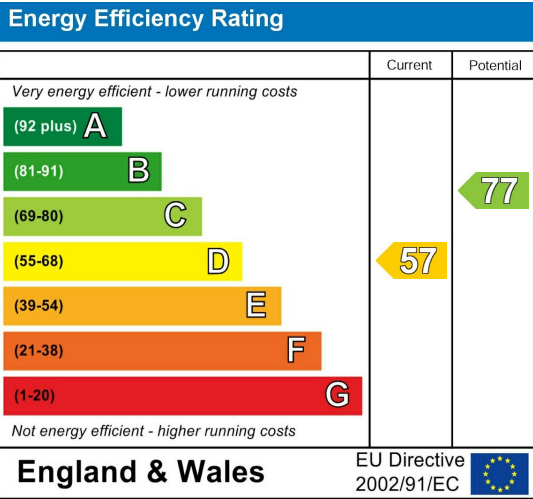
Floor Plan



Area Map



Energy Efficiency Graph



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.