



42 Lymescote Gardens
Sutton, SM1 2PN
Guide price £315,000



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NEWLY REFURBISHED Watson Homes are delighted to offer this newly refurbished, two double bedroom second floor apartment. The property benefits from a modern kitchen and bathroom, a long lease and no onward chain.

Set in a sought-after location with excellent public transport links, access to local amenities, green spaces, and nearby parks, this flat has everything on its door step.

Accommodation

Stairs to 2nd floor landing

Wooden front door to..

Spacious entrance hall

Wood laminate flooring, cupboard housing new fuse board, single panel radiator, large storage cupboard, wall mounted digital thermostat.

Lounge/diner

UPVC double glazed window bay window to front aspect, single panel radiator, fitted shelving unit and cupboard space, wood laminate flooring, coved ceiling.

Kitchen

Newly fitted range of wooden wall units with matching cupboards and drawers below, quartz effect worktop with inlaid stainless steel sink and chrome mixer tap, inlaid gas hob with oven/grill below and extractor fan above, space and plumbing for washing machine, space for tall standing fridge/freezer, cupboard housing boiler, tiled splash back, UPVC double





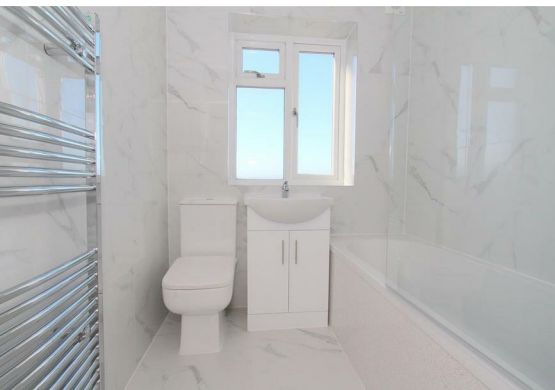
glazed window to rear aspect.

Bedroom one
UPVC double glazed window to front aspect, single panel radiator, picture rail, coved ceiling, newly fitted carpet.

Bedroom two
UPVC double glazed window to side aspect, single panel radiator, newly fitted carpet.



Bathroom
Newly fitted suite comprising panel enclosed bath with chrome mixer tap and hand attachment, wall mounted thermostatic power shower, wash hand basin with chrome mixer tap and storage cupboard below, low-level push button flush WC, heated chrome towel rail, extractor fan, tiled flooring, tiled walls, obscure UPVC double glazed window to rear aspect.

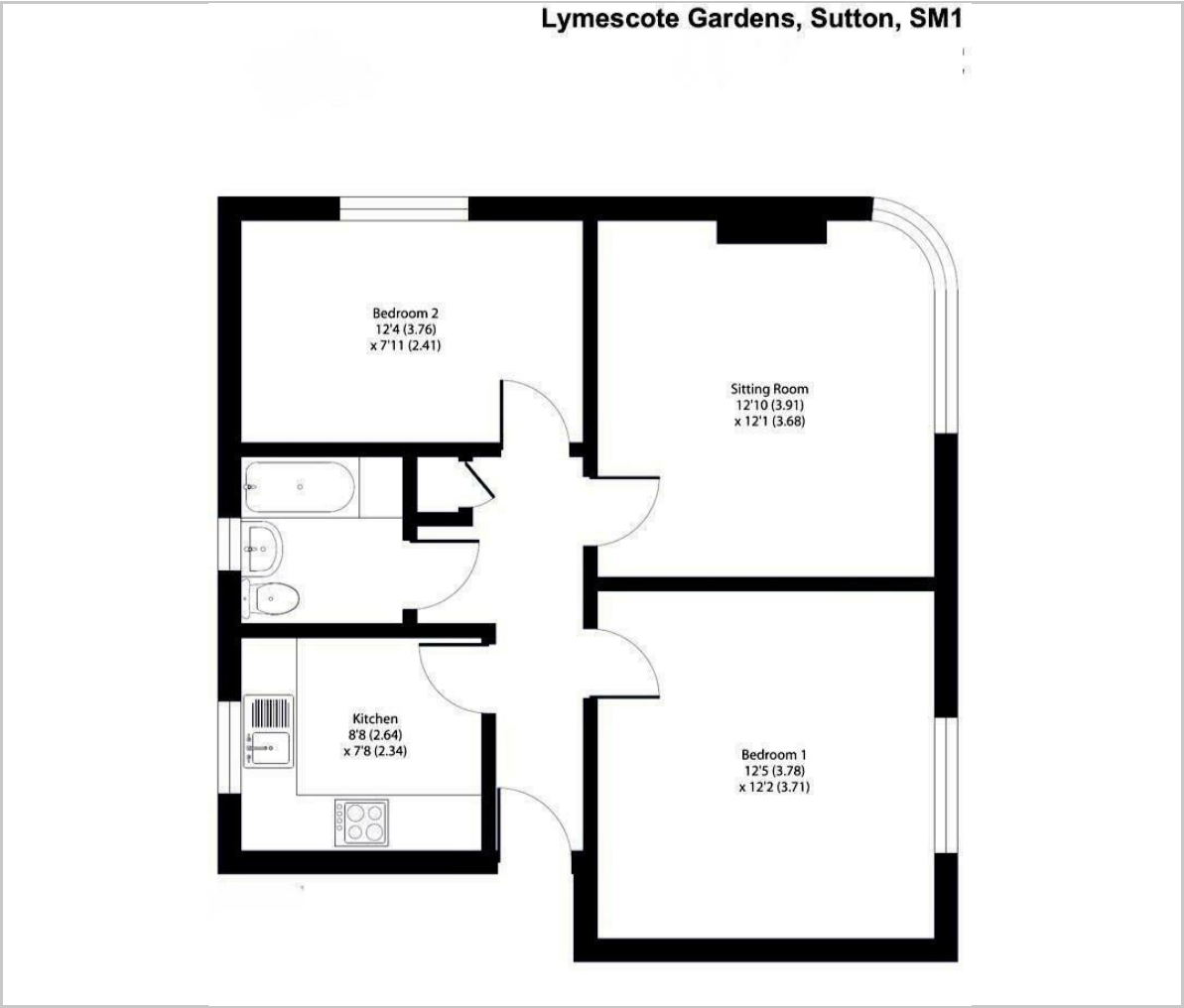


Outside
Well kept communal gardens.

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

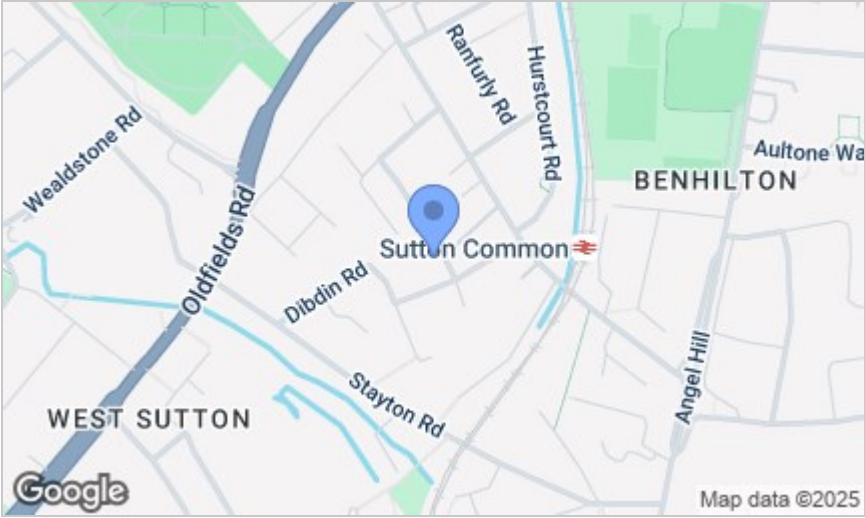


Viewing

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

