



St. James Road
Sutton, SM1 2TT
Guide price £280,000



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GUIDE PRICE - £280,000 - £300,000 Few apartments come to market that offer as much as Cherry Court. Being such a great layout and size, you'll be amazed sitting in your spacious living room that doesn't just have ample room for you to sit back and relax in, but also has space for you to dine, whether it be with family or friends, grabbing breakfast with the kids before work or even when you throw one of your dinner parties. What's more, all the rooms are incredibly light and airy due to the large windows, accentuated by being elevated on the first floor. So, what about the rest of the rooms? Well you'll certainly not be disappointed with the modern kitchen that has more than enough space to cook up a storm in. When it's time to catch up on some sleep, we'll bet that you'll have an amazing nights sleep in your large master bedroom that is a sanctuary of style and peace - with lots of space for your wardrobes. The second bedroom is also a great size and one which is perfect for your kids or friends when they stay, and is certainly big enough for you to also set up your home office in, which is invaluable during these hybrid working times. All the rooms are served by a family bathroom that you can really chill out and relax in after a hard day of zoom calls! Outside, the communal gardens wrap around the building, with the property featuring another big bonus - a garage en-bloc. Lastly we have to mention the location. Situated in a convenient Sutton position, you are only a short distance from West Sutton & Mainline stations, the high street with fabulous shopping & amenities and how can we not mention the schools? If needed, the kids will benefit from some of the finest education in the country!



FIRST FLOOR

Living/Dining Room
15'8 x 13'8 (4.78m x 4.17m)

Kitchen
10'10 x 7'3 (3.30m x 2.21m)

Bedroom
12'4 x 8'11 (3.76m x 2.72m)

Bedroom
12'5 x 7'2 (3.78m x 2.18m)

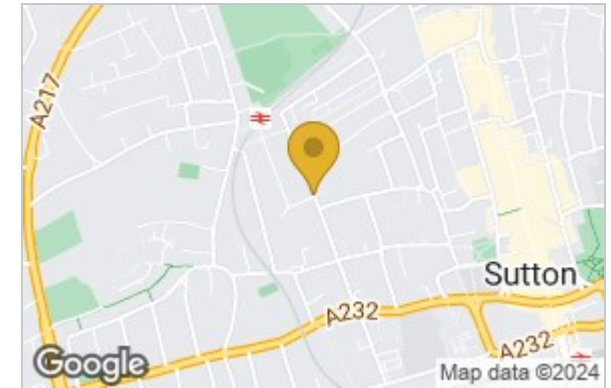
Bathroom
7'2 x 5'5 (2.18m x 1.65m)

OUTSIDE

Garage

Communal Grounds

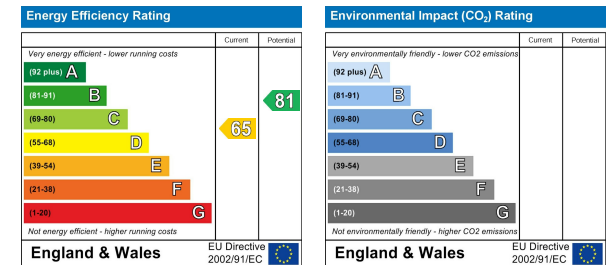
Area Map



Floor Plan



Energy Efficiency Graph



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